

Appendix D

AGE-RESTRICTED SITE



0 40 80 160 240 320
Feet

Aerial

**St. Mary's - 74 Unit Approved Affordable Senior Housing
Block 523.12/Lot 12**





Appendix E

LOW-COST HOUSING CONVERSION

LOW-COST HOUSING CONVERSION

Development	Bedrs.	HOA Fee	Current Resale Value	Maximum		Permitted Sales Prices				Estimated Subsidy	
				1BR		2BR		3BR			
				Low	Mod	Low	Mod	Low	Mod	Low	Mod
Centura											
237 Centura	2	129	\$67,564.00	48,050	99,507	61,772	123,521	74,579	145,933	\$5,792	\$0
Chanticleer											
205 Chanticleer	3	348	\$93,657.00	20,667	72,124	34,389	96,138	47,196	118,551	\$46,461	\$0
229 Chanticleer	3	348	\$94,643.00	20,667	72,124	34,389	96,138	47,196	118,551	\$47,447	\$0
341 Chanticleer	2	348	\$96,008.00	20,667	72,124	34,389	96,138	47,196	118,551	\$61,619	\$0
342 Chanticleer	2	348	\$62,105.00	20,667	72,124	34,389	96,138	47,196	118,551	\$27,716	\$0
343 Chanticleer	2	348	\$65,692.00	20,667	72,124	34,389	96,138	47,196	118,551	\$31,303	\$0
344 Chanticleer	2	348	\$94,859.00	20,667	72,124	34,389	96,138	47,196	118,551	\$60,470	\$0
502 Chanticleer	2	290	\$80,135.00	27,927	79,385	41,649	103,398	54,457	125,911	\$38,486	\$0
513 Chanticleer	2	290	\$86,177.00	27,927	79,385	41,649	103,398	54,457	125,911	\$44,528	\$0
514 Chanticleer	2	290	\$88,156.00	27,927	79,385	41,649	103,398	54,457	125,911	\$46,507	\$0
519 Chanticleer	2	290	\$82,614.00	27,927	79,385	41,649	103,398	54,457	125,911	\$40,965	\$0
531 Chanticleer	1	290	\$72,860.00	27,927	79,385	41,649	103,398	54,457	125,911	\$44,933	\$0
532 Chanticleer	1	290	\$70,488.00	27,927	79,385	41,649	103,398	54,457	125,911	\$42,561	\$0
533 Chanticleer	1	290	\$70,613.00	27,927	79,385	41,649	103,398	54,457	125,911	\$42,686	\$0
534 Chanticleer	1	290	\$71,295.00	27,927	79,385	41,649	103,398	54,457	125,911	\$43,368	\$0
823 Chanticleer	1	290	\$63,177.00	27,927	79,385	41,649	103,398	54,457	125,911	\$35,250	\$0
824 Chanticleer	1	290	\$63,670.00	27,927	79,385	41,649	103,398	54,457	125,911	\$35,743	\$0
826 Chanticleer	1	290	\$63,054.00	27,927	79,385	41,649	103,398	54,457	125,911	\$35,127	\$0
1201 Chanticleer	3	348	\$103,381.00	20,667	72,124	34,389	96,138	47,196	118,551	\$56,185	\$0
1242 Chanticleer	3	348	\$97,731.00	20,667	72,124	34,389	96,138	47,196	118,551	\$50,535	\$0
1243 Chanticleer	3	348	\$96,612.00	20,667	72,124	34,389	96,138	47,196	118,551	\$49,416	\$0
Woods I											
101 Woods I	2		\$74,138.00	27,927	79,385	41,649	103,398	54,457	125,911	\$32,489	\$0
501 Woods I	2		\$68,977.00	27,927	79,385	41,649	103,398	54,457	125,911	\$27,328	\$0
705 Woods I	2		\$67,643.00	27,927	79,385	41,649	103,398	54,457	125,911	\$25,994	\$0
901 Woods I	1		\$61,593.00	27,927	79,385	41,649	103,398	54,457	125,911	\$33,666	\$0
1105 Woods I	2		\$75,115.00	27,927	79,385	41,649	103,398	54,457	125,911	\$33,466	\$0
1301 Woods I	1		\$60,902.00	27,927	79,385	41,649	103,398	54,457	125,911	\$32,975	\$0
1701 Woods I	3		\$75,330.00	20,667	72,124	34,389	96,138	47,196	118,551	\$28,134	\$0
2105 Woods I	2		\$73,473.00	27,927	79,385	41,649	103,398	54,457	125,911	\$31,824	\$0
Woods II											
1801 Woods II	2	171	\$78,357.00	42,823	94,281	55,545	118,294	69,353	140,707	\$22,812	\$0
1807 Woods II	2	171	\$79,720.00	42,823	94,281	55,545	118,294	69,353	140,707	\$24,175	\$0
1817 Woods II	2	171	\$79,720.00	42,823	94,281	55,545	118,294	69,353	140,707	\$24,175	\$0
1823 Woods II	2	171	\$59,248.00	42,823	94,281	55,545	118,294	69,353	140,707	\$3,703	\$0
1857 Woods II	2	171	\$74,852.00	42,823	94,281	55,545	118,294	69,353	140,707	\$19,307	\$0
1863 Woods II	2	171	\$75,586.00	42,823	94,281	55,545	118,294	69,353	140,707	\$20,041	\$0
1933 Woods II	2	171	\$78,498.00	42,823	94,281	55,545	118,294	69,353	140,707	\$22,953	\$0
1939 Woods II	2	171	\$79,498.00	42,823	94,281	55,545	118,294	69,353	140,707	\$23,953	\$0
1941 Woods II	1		\$60,671.00	42,823	94,281	55,545	118,294	69,353	140,707	\$17,848	\$0
1947 Woods II	1		\$65,181.00	42,823	94,281	55,545	118,294	69,353	140,707	\$22,358	\$0
1965 Woods II	2	171	\$78,287.00	42,823	94,281	55,545	118,294	69,353	140,707	\$22,742	\$0
1971 Woods II	2	171	\$76,504.00	42,823	94,281	55,545	118,294	69,353	140,707	\$20,959	\$0
2001 Woods II	1		\$61,944.00	42,823	94,281	55,545	118,294	69,353	140,707	\$19,121	\$0
2007 Woods II	1		\$63,749.00	42,823	94,281	55,545	118,294	69,353	140,707	\$20,926	\$0
2017 Woods II	2	171	\$75,361.00	42,823	94,281	55,545	118,294	69,353	140,707	\$19,816	\$0
2023 Woods II	2	171	\$71,729.00	42,823	94,281	55,545	118,294	69,353	140,707	\$16,184	\$0
Park Place											
202 Park Place	1	136	\$61,538.00	47,205	98,662	60,927	122,676	73,734	145,088	\$14,333	\$0
307 Park Place	2	178	\$70,541.00	41,947	93,405	55,669	117,418	68,476	139,831	\$14,872	\$0
407 Park Place	3	178	\$95,942.00	41,947	93,405	55,669	117,418	68,476	139,831	\$27,466	\$0
409 Park Place	2	178	\$93,993.00	41,947	93,405	55,669	117,418	68,476	139,831	\$38,324	\$0
514 Park Place	1	136	\$86,098.00	47,205	98,662	60,927	122,676	73,734	145,088	\$38,893	\$0
525 Park Place	2	190	\$95,477.00	40,445	91,903	54,167	115,916	66,974	138,329	\$41,310	\$0
Sleepy Hollow											

LOW-COST HOUSING CONVERSION

DEVELOPMENT	BEDRS.	HOA FEE	CURRENT RESALE VALUE	MAXIMUM PERMITTED SALES PRICES						ESTIMATED SUBSIDY	
				1BR		2BR		3BR		Low	Mod
				Low	Mod	Low	Mod	Low	Mod		
112 Sleepy Hollow	3	Single Fam.	\$93,965.00	64,229	115,686	77,951	139,700	90,758	162,113	\$3,207	\$0
101 Sleepy Hollow	3	Single Fam.	\$140,325.00	64,229	115,686	77,951	139,700	90,758	162,113	\$49,567	\$0
105 Sleepy Hollow	3	Single Fam.	\$92,845.00	64,229	115,686	77,951	139,700	90,758	162,113	\$2,087	\$0
108 Sleepy Hollow	3	Single Fam.	\$119,917.00	64,229	115,686	77,951	139,700	90,758	162,113	\$29,159	\$0
Tavistock											
106 Tavistock	2	285	\$83,642.00	28,553	80,011	42,275	104,024	55,082	126,437	\$41,367	\$0
108 Tavistock	2	285	\$85,951.00	28,553	80,011	42,275	104,024	55,082	126,437	\$43,676	\$0
118 Tavistock	1	285	\$73,252.00	28,553	80,011	42,275	104,024	55,082	126,437	\$44,699	\$0
122 Tavistock	2	285	\$79,213.00	28,553	80,011	42,275	104,024	55,082	126,437	\$36,938	\$0
128 Tavistock	1	285	\$60,166.00	28,553	80,011	42,275	104,024	55,082	126,437	\$31,613	\$0
130 Tavistock	1	285	\$64,661.00	28,553	80,011	42,275	104,024	55,082	126,437	\$36,108	\$0
176 Tavistock	2	285	\$84,624.00	28,553	80,011	42,275	104,024	55,082	126,437	\$42,349	\$0
188 Tavistock	2	285	\$77,042.00	28,553	80,011	42,275	104,024	55,082	126,437	\$34,767	\$0
198 Tavistock	2	285	\$82,371.00	28,553	80,011	42,275	104,024	55,082	126,437	\$40,096	\$0
200 Tavistock	2	285	\$78,822.00	28,553	80,011	42,275	104,024	55,082	126,437	\$36,547	\$0
226 Tavistock	2	285	\$87,603.00	28,553	80,011	42,275	104,024	55,082	126,437	\$45,328	\$0
228 Tavistock	2	285	\$86,445.00	28,553	80,011	42,275	104,024	55,082	126,437	\$44,170	\$0
230 Tavistock	2	285	\$86,339.00	28,553	80,011	42,275	104,024	55,082	126,437	\$44,064	\$0
266 Tavistock	1	285	\$66,044.00	28,553	80,011	42,275	104,024	55,082	126,437	\$37,491	\$0
280 Tavistock	2	285	\$84,613.00	28,553	80,011	42,275	104,024	55,082	126,437	\$42,338	\$0
Uxbridge											
173 Uxbridge	1	248	\$82,167.00	33,185	84,642	48,907	108,656	59,714	131,066	\$48,982	\$0
174 Uxbridge	1	248	\$84,075.00	33,185	84,642	48,907	108,656	59,714	131,066	\$50,890	\$0
175 Uxbridge	1	248	\$94,962.00	33,185	84,642	48,907	108,656	59,714	131,066	\$61,777	\$10,320
176 Uxbridge	1	248	\$77,784.00	33,185	84,642	48,907	108,656	59,714	131,066	\$44,599	\$0
201 Uxbridge	1	248	\$82,290.00	33,185	84,642	48,907	108,656	59,714	131,066	\$49,105	\$0
202 Uxbridge	1	248	\$79,163.00	33,185	84,642	48,907	108,656	59,714	131,066	\$45,978	\$0
298 Uxbridge	1	248	\$87,967.00	33,185	84,642	48,907	108,656	59,714	131,066	\$54,782	\$3,325
299 Uxbridge	1	248	\$81,640.00	33,185	84,642	48,907	108,656	59,714	131,066	\$48,455	\$0
300 Uxbridge	1	248	\$82,167.00	33,185	84,642	48,907	108,656	59,714	131,066	\$48,982	\$0
301 Uxbridge	1	248	\$79,437.00	33,185	84,642	48,907	108,656	59,714	131,066	\$46,252	\$0
Society Hill											
1027-A Society Hill	1	266	\$74,796.00	30,988	82,538	44,734	106,595	57,565	129,048	\$43,808	\$0
1027-B Society Hill	1	266	\$74,574.00	30,988	82,538	44,734	106,595	57,565	129,048	\$43,586	\$0
1028-A Society Hill	1	266	\$75,627.00	30,988	82,538	44,734	106,595	57,565	129,048	\$44,639	\$0
1028-B Society Hill	1	266	\$73,391.00	30,988	82,538	44,734	106,595	57,565	129,048	\$42,403	\$0
501-A Society Hill	1	266	\$78,821.00	30,988	82,538	44,734	106,595	57,565	129,048	\$47,833	\$0
501-B Society Hill	1	266	\$70,724.00	30,988	82,538	44,734	106,595	57,565	129,048	\$39,736	\$0
502A Society Hill	1	266	\$80,348.00	30,988	82,538	44,734	106,595	57,565	129,048	\$49,360	\$0
502-B Society Hill	1	266	\$79,517.00	30,988	82,538	44,734	106,595	57,565	129,048	\$48,529	\$0
641-A Society Hill	1	266	\$79,687.00	30,988	82,538	44,734	106,595	57,565	129,048	\$48,699	\$0
641-B Society Hill	1	266	\$84,947.00	30,988	82,538	44,734	106,595	57,565	129,048	\$53,959	\$2,409
642-B Society Hill	1	266	\$86,005.00	30,988	82,538	44,734	106,595	57,565	129,048	\$55,017	\$3,467
701-A Society Hill	1	266	\$72,284.00	30,988	82,538	44,734	106,595	57,565	129,048	\$41,296	\$0
701-B Society Hill	1	266	\$76,856.00	30,988	82,538	44,734	106,595	57,565	129,048	\$45,868	\$0
702-A Society Hill	1	266	\$77,987.00	30,988	82,538	44,734	106,595	57,565	129,048	\$46,999	\$0
702-B Society Hill	1	266	\$74,493.00	30,988	82,538	44,734	106,595	57,565	129,048	\$43,505	\$0
901-A Society Hill	1	266	\$81,637.00	30,988	82,538	44,734	106,595	57,565	129,048	\$50,649	\$0
901-B Society Hill	1	266	\$70,327.00	30,988	82,538	44,734	106,595	57,565	129,048	\$39,339	\$0
902-B Society Hill	1	266	\$75,456.00	30,988	82,538	44,734	106,595	57,565	129,048	\$44,468	\$0
Kings Croft											
132 Kings Croft	1	93	\$58,474.00	52,587	104,045	66,309	128,058	79,117	150,471	\$5,887	\$0
133 Kings Croft	1	93	\$57,437.00	52,587	104,045	66,309	128,058	79,117	150,471	\$4,850	\$0
203 Kings Croft	1	93	\$60,104.00	52,587	104,045	66,309	128,058	79,117	150,471	\$7,517	\$0
204 Kings Croft	1	93	\$58,610.00	52,587	104,045	66,309	128,058	79,117	150,471	\$6,023	\$0
306 Kings Croft	1	93	\$62,943.00	52,587	104,045	66,309	128,058	79,117	150,471	\$10,356	\$0
307 Kings Croft	1	93	\$64,533.00	52,587	104,045	66,309	128,058	79,117	150,471	\$11,946	\$0
617 Kings Croft	2	208	\$118,169.00	52,587	104,045	66,309	128,058	79,117	150,471	\$51,860	\$0
618 Kings Croft	2	208	\$116,277.00	52,587	104,045	66,309	128,058	79,117	150,471	\$49,968	\$0
635 Kings Croft	2	208	\$116,119.00	52,587	104,045	66,309	128,058	79,117	150,471	\$49,810	\$0

LOW-COST HOUSING CONVERSION

DEVELOPMENT	BEDRS.	HOA FEE	CURRENT RESALE VALUE	MAXIMUM PERMITTED SALES PRICES						ESTIMATED SUBSIDY	
				1BR		2BR		3BR		Low	Mod
				Low	Mod	Low	Mod	Low	Mod		
636 Kings Croft	2	208	\$112,401.00	52,587	104,045	66,309	128,058	79,117	150,471	\$46,092	\$0
725 Kings Croft	2	208	\$153,074.00	52,587	104,045	66,309	128,058	79,117	150,471	\$86,765	\$25,016
726 Kings Croft	2	208	\$117,235.00	52,587	104,045	66,309	128,058	79,117	150,471	\$50,926	\$0
747 Kings Croft	2	208	\$114,275.00	52,587	104,045	66,309	128,058	79,117	150,471	\$47,966	\$0
748 Kings Croft	2	208	\$119,553.00	52,587	104,045	66,309	128,058	79,117	150,471	\$53,244	\$0
824 Kings Croft	2	208	\$114,116.00	52,587	104,045	66,309	128,058	79,117	150,471	\$47,807	\$0
825 Kings Croft	2	208	\$117,925.00	52,587	104,045	66,309	128,058	79,117	150,471	\$51,616	\$0
903 Kings Croft	2	221	\$129,591.00	52,587	104,045	66,309	128,058	79,117	150,471	\$63,282	\$1,533
904 Kings Croft	2	221	\$123,040.00	52,587	104,045	66,309	128,058	79,117	150,471	\$56,731	\$0

In addition there are units at Barclay Walk, Greensward, Cobblestone, Appley Court and Briarbank that are eligible for this program.

Number of Units 116

PREFACE

This manual was developed in accordance with the Uniform Housing Affordability Controls N.J.A.C. 5:80-26.1 et seq. (hereafter referred to as the “Regulations”). Its purpose is to set forth the basic operating procedures utilized in the administration of the Market to Affordable Program in the Township of Cherry Hill, New Jersey. Cherry Hill’s Department of Community Development will serve as the Housing Liaison and Administrative Agent.

The Township is indebted to **Piazza Associates** for providing a sample manual for its use.

This manual is not meant to replicate material that is readily available as part of the Regulations, the Cherry Hill Housing Element and Fair Share Plan, the New Jersey Council on Affordable Housing (“COAH”) Substantive Rules or Procedural Rules. Its purpose is to provide details with respect to the specific ways in which Cherry Hill will administer its market to affordable program.

Questions concerning the procedures set forth in this manual may be directed to:

The Cherry Hill Department of Community Development
820 Mercer Street
Cherry Hill, New Jersey 08002

(856)488-7870

Table of Contents

Preface _____	1
Introduction _____	3
Equal Housing Opportunity _____	3
What is Affordable Housing? _____	3
Description of Program _____	4
Who Qualifies for Affordable Housing? _____	4
Roles and Responsibilities _____	5
Creation of a Market to Affordable Rental Unit _____	9
Determining Affordable Rents _____	11
Determining Rent Increases _____	11
Creation of a Market to Affordable Sales Unit _____	12
Determining Maximum Permitted Sales Prices and Incremental Increases _____	13
Affirmative Marketing _____	13
Maximum and Minimum Income Limits _____	16
Calculating Income _____	16
Asset Limits _____	17
Withdrawal of Applications _____	17
Finalizing the Tenant _____	18
Vacancies _____	19
Sales of Affordable Units _____	19
Violations, Defaults and Remedies _____	19
Maintenance of Records and Applicant Files _____	19
Monitoring _____	20
Exhibits _____	21

Introduction

This Operating Manual has been prepared to assist in the administration of the Township's Market to Affordable program. It will serve as a guide to the program staff.

This manual describes the basic content and operation of the program, examines program purposes and provides the guidelines for implementing the program. It is envisioned that the program will provide deed restricted, very low, low and moderate income rental and for sale housing.

This manual explains the steps in the initial creation and occupancy of affordable rental and for sale units. It describes the eligibility requirements for participation in the program, record keeping and overall program administration.

Implementation of any procedure, even if it is not included in this Operating Manual, shall be in accordance with the Federal Fair Housing Act and Equal Opportunities laws¹, the Uniform Housing Affordability Controls (UHAC) N.J.A.C. 5:80-26.1 et seq.², the substantive rules of the Council on Affordable Housing (N.J.A.C. 5:96 and 5:97)³ and the affordable housing ordinances of the Township of Cherry Hill (hereafter referred to as the "Ordinances").

Equal Housing Opportunity

It is unlawful to discriminate against any person making application to buy or rent a home with regard to age, race, religion, national origin, sex, handicapped or familial status.

What is Affordable Housing?

COAH considers housing "affordable" if the household pays approximately 35% or less of the household's gross income on housing costs. Affordable housing is priced to be affordable to households earning up to 80% of the area median income for the region in which the affordable housing is located.

1 <http://www.hud.gov/offices/fheo/FHLaws/index.cfm>

2 <http://www.nj.gov/dca/affiliates/coah/regulations/uhac.html>

3 <http://www.nj.gov/dca/affiliates/coah/regulations/thirdroundregs/597.pdf>

Description of Program

Cherry Hill has created housing that is affordable to households who earn less than 120 percent of median income (least cost housing). The units are deed restricted in perpetuity and affirmatively marketed. The owners of the units must notify Cherry Hill of any intent to sell their units. It is the Township's intent to purchase these units when notified that they are for sale or when the Township learns that the least cost units are being improperly occupied or rented at improper rents. The Township will ensure that the housing units are in sound condition and subsidize them so that they are affordable to very low, low and moderate-income households. The units will be made available to the target population by reselling them at affordable prices. The Township will also make the units available as rentals through a non-profit corporation, Affordable Rental Housing at Tavistock (ARHAT). The affordable sales and rentals will be deed restricted for at least 30 years.

Cherry Hill will also search to find market housing that the Township might purchase, subsidize and make available to very low, low and moderate income households. In searching such units, the Township shall search the Multiple Listing Service, advertise the program to find interested sellers and, possibly, bid on foreclosed units at Sheriff's sales. The Township shall ensure that these units are brought up to code standard before sold or rented to interested purchasers or tenants. These units will be affirmatively marketed and deed restricted for at least 30 years.

Who Qualifies for Affordable Housing?

In order to be eligible for affordable housing in New Jersey, a household's income must be below the income limits for the Camden, Burlington, Gloucester Housing Region. A moderate-income household is classified as earning between 50 percent and 80 percent of the area median income. A low-income household is classified as earning between 30 and 50 percent of area median income. Municipalities are also required to provide affordable housing to very low-income households (households earning less than 30 percent of median income).

The COAH Regional Income Limits Chart (Appendix E) provides information about income limits for each of COAH's six housing regions. Each region has different calculated median incomes, which are adjusted annually. The Township of Cherry Hill is in Camden County, which is in COAH region #5. An applicant does not have to currently live in the region in which the applicant is interested in applying for an affordable unit. An applicant's income qualification is determined by the Regional Income Limits for where the applicant wants to live.

Roles and Responsibilities

A. Responsibility of the Municipal Housing Liaison

The Municipal Housing Liaison (The Township's Department of Community Development) is responsible for coordinating all of Cherry Hill's activities related to the creation and administration of affordable housing units, in conjunction with the Municipal Attorney, where appropriate (see Responsibilities of the Municipal Attorney). The primary purpose of the Municipal Housing Liaison is to ensure that all affordable housing projects are established and administered according to the Regulations as outlined in an Operating Manual. The duties of the Municipal Housing Liaison include the following duties, and may include the responsibilities for providing administrative services as described in the next Section under "Responsibilities of an Administrative Agent."

- Monitor the status of all restricted units in the municipality's Fair Share Plan. Regardless of any arrangements the municipality may have with one or more Administrative Agents, it is the Municipal Housing Liaison's responsibility to know the status of all restricted units in their community.
- Serve as the municipality's primary point of contact for all inquiries from the State, Administrative Agents, developers, affordable housing sponsors, owners, property managers, and interested households. The Municipal Housing Liaison serves as the municipality's primary point of contact on affordable housing issues. Interested applicants should be provided with information on the types of affordable units within the municipality and, where applicable, the name of the Administrative Agent that manages the units and the contact information for the Administrative Agent.
- Compile, verify and submit annual reporting. Administrative Agents are responsible for collecting much of the data that is ultimately included in an annual COAH monitoring report. However, it is the Municipal Housing Liaison's responsibility to collect and verify these data and consolidate it into the annual report to COAH. Any requests from COAH for additional information or corrections will be directed to the Municipal Housing Liaison.

Provide Administrative Services, unless those services are contracted out. The responsibilities for providing administrative services are described in the next Section under, Responsibilities of an Administrative Agent.

B. Responsibilities of an Administrative Agent

The primary responsibility of an Administrative Agent is to establish and enforce affordability controls and ensure that units in the Administrative Agent's portfolio are rented to eligible households. Administrative Agents must:

- Conducting an outreach process to insure affirmative marketing of affordable housing units in accordance with the provisions of N.J.A.C. 5:80-26.15;
- Soliciting, scheduling, conducting and following up on interviews with interested households;
- Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
- Providing written notification to each applicant as to the determination of eligibility or non-eligibility;
- Creating and maintaining a referral list of eligible applicant households living in the COAH region and eligible applicant households with members working in the COAH region where the units are located;
- Employing a random selection process when referring households for certification to affordable units;
- Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for recording at the time of conveyance of title of each restricted unit;
- Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded mortgage and note, as appropriate;
- Instituting and maintaining an effective means of communicating information between owners and the administrative agent regarding the availability of restricted units for resale and rental;
- Instituting and maintaining an effective means of communicating information to low-and moderate-income households regarding the availability of restricted units for resale or rental;
- Reviewing and approving requests from owners of restricted units who wish to take out home equity loans or refinance during the term of their ownership;

- Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the cost of central air conditioning systems;
- Processing requests and making a determination on requests by owners of restricted units for hardship waivers;
- Communicating with lenders regarding foreclosures;
- Ensuring the issuance of Continuing Certificates of Occupancy or certificates pursuant to N.J.A.C. 5:80-26-10;
- Notifying the municipality of an owner's intent to sell a restricted unit;
- Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and properly filed with the appropriate county's register of deeds or county clerk's office after the termination of the affordability controls in this subchapter for each restricted unit;
- Providing annual reports to COAH as required; and
- Such other responsibilities as may be necessary to carry out the provisions of N.J.A.C. 5:80-26.

C. Responsibilities of the Municipal Attorney

The Municipal Attorney assists the municipality with developing, administering, and enforcing affordability controls, including but not limited to:

- Assisting the Municipal Housing Liaison with the review of the affordable housing provisions of any Master Deed and Public Offering for consistency with COAH and UHAC regulations, before they are recorded and submitted to DCA for approval.
- Providing all reasonable and necessary assistance in support of the Administrative Agent's efforts to ensure compliance with the housing affordability controls, including reviewing legal documents and legal actions required on foreclosures and violations.

D. Responsibilities of Owners of Market to Affordable Rental Units

When an owner is contemplating the creation of a Market to Affordable rental unit, s/he should contact the Municipal Housing Liaison who shall coordinate a meeting between the Administrative Agent and the owner.

The purpose of this initial meeting is to develop an understanding of the process involved in creating a sound housing unit and renting it to an income-qualified household.

The Administrative Agent will secure from the owner written acknowledgement that no restricted unit can be offered or in any other way committed to any person other than a household duly certified by the Administrative Agent.

Open and direct communication between the Owners of rental developments, the Municipal Housing Liaison and the Administrative Agent is essential to ongoing administration of affordability controls. Although the Administrative Agent is required to serve as the primary point of contact with households, the Owner must provide the Municipal Housing Liaison and Administrative Agent with information on vacancies. Owners of rental developments are also responsible for working with the Administrative Agent to ensure that the Municipal Housing Liaison has all necessary information to complete the annual COAH reporting.

E. Responsibilities of Owners of Market to Affordable For-sale Units.

Owners of affordable units shall comply with all terms of the deed restriction governing the affordable housing unit. Owners shall contact the administrative agent for potential buyers upon a determination to sell the unit.

Creation of a Market to Affordable Rental Unit

A. Requirements for Creating a Market to Affordable Rental Unit

- ☐ Owners interested in creating a Market to Affordable Rental Unit or making an existing residential rental unit available for this program must read this manual and understand all of the requirements of owning and renting out an affordable housing unit.
- ☐ Owners must understand that affordable rental units shall be encumbered with a deed restriction in the form of Appendix E in the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) and appended to this manual stating the affordability controls will be recorded on the primary residence.
- ☐ Households must be income-qualified by the Administrative Agent. Application for the apartment is open to the public, however the Owner may establish reasonable criteria for the household selected to live in the unit.

B. Conditions for Market to Affordable Rental Units. Market to Affordable Rental Units shall meet the following conditions:

1. At the time they are offered for rent, eligible units may be new or a currently approved residential rental unit.
2. The units shall be certified to be in sound condition as a result of an inspection, performed by a licensed building inspector.
3. The owner shall submit an affidavit of continuing use every two (2) years to the Cherry Hill Municipal Housing Liaison.
4. The units shall comply with N.J.A.C. 5:97-9 and UHAC with the following exceptions:
 - a. Bedroom distribution (N.J.A.C. 5:80-26.3(b) and (c)); however, the ordinance shall not restrict the number of bedrooms per unit.
5. Thirty year affordability controls shall be imposed via a deed restriction or other instrument acceptable to the Township Attorney and Court Master (or a State Agency designated by the court).
6. The property owner shall demonstrate that required deed restrictions are properly filed with the Camden County Clerk's Office prior to issuance of zoning or building permits.

7. Market to Affordable Rental Units shall be affirmatively marketed with random selection of the occupants.

C. Subsidy for the Creation of a Market to Affordable Rental Units.

The municipality shall provide the necessary subsidy to convey all market to affordable units in sound condition at affordable prices (pursuant to UHAC rules) to all very low, low and moderate income tenants and owners.

D. Process for Creating a Market to Affordable Rental Unit

The Township's program is designed to convert existing least cost housing to affordable housing. These units are already deed restricted in perpetuity. When the owner of a least cost unit decides to sell its unit, it must contact the Administrative Agent (Cherry Hill's Department of Community Development). Rather than refer the owner to a prospective buyer, the Township will purchase the least cost unit at the maximum permitted sales price or a lower price that may be negotiated. The housing unit will be inspected and, if necessary, brought up to code standard. The Township will follow the procedures in its rehabilitation manual to bring the unit up to code standard. Once at code standard, the housing unit will be conveyed to a non-profit corporation, Affordable Rental Housing at Tavistock (ARHAT). ARHAT will rent the unit to very low, low and moderate income households.

The Township will also be seeking to create affordable units from the existing housing stock. The Township will seek market units that may be financially feasible to subsidize in order to convert them into affordable rental housing. The Township will utilize the Multiple Listing Service and its knowledge of the real estate market to solicit owners of housing units to participate in the program. Owners interested in conveying housing or creating affordable units shall participate in the following process:

1. Initial meeting of inquiry between the Owner and the Administrative Agent.
2. Owner submits an application to the municipality.
3. The Administrative Agent reviews the application, conducts a preliminary property inspection and obtains a copy of the form of lease and utility payment information from the Owner.
4. The Municipal Zoning Officer reviews the property occupancy records.
5. The Municipal Building Code Official conducts a site inspection and an assessment of the cost of bringing the unit to code standard. The Township reserves the discretion not to purchase a unit based on: the cost of rehabilitation, the lack of accessibility, etc.
6. If the owner retains title and agrees to create affordable rentals, the Township and the Administrative Agent shall approve the transaction details, including the number of units, the range of affordability, rental rates, the municipal contribution, the unit sizes and restriction details.
7. If the owner retains title and agrees to create affordable rentals, the Municipality, with the assistance of the Administrative Agent, prepares and issues an Application

Acceptance Letter and Owner/Township Program Agreement to Owner for Signature. This will include a Schedule of Payments for Subsidy and a Deed Restriction to be recorded on the property.

8. The Owner executes the Agreement with the Municipality.

9. The Municipal Attorney prepares and records the Deed Restrictions.

Determining Affordable Rents

The Cherry Hill Department of Community Development shall serve as the Administrative Agent for the Market to Affordable Program in the Township of Cherry Hill. However, the Cherry Hill Department is permitted to transfer those duties pursuant to the Regulations. It is responsible to determine the initial maximum rental rates based on the Regulations. It will take into consideration the current median income for the region, the number of bedrooms and the utilities that are included in the rent as factors in making the determination.

There are several regulations that must be considered from the development perspective before the rents of Market to Affordable Apartments can be calculated. These requirements should be discussed at the first meeting between the Municipal Housing Liaison, Administrative Agent and Owner.

Number of Bedrooms. The number of bedrooms is a decision that must be made by the Owner¹ as there is no requirement for a certain number of bedrooms for Market to Affordable units. The Owner must provide this information to the municipality and the Administrative Agent so that a rent may be established for the unit.

Pricing by Household Size. Initial rents are based on targeted “model” household sizes for each size home as determined by the number of bedrooms.

Utilities. The Owner must determine how utilities for the apartment will be paid, either by the Owner and reimbursed through rent or by the tenant separately. Either way, the maximum rent amount may not be exceeded. This should be discussed with the Administrative Agent prior to the rent being established.

Determining Rent Increases.

Annual rent increases are permitted in affordable units. Rent increases are permitted at the anniversary of tenancy according to COAH’s Annual Regional Income Limits Chart², available on COAH’s website. These increases must be filed with and approved by the Administrative Agent. Property managers or landlords who have charged less than the permissible increase may use the maximum allowable rent with the next tenant with permission of the Administrative Agent. The maximum allowable rent would be calculated by starting with the rent schedule

¹ If the Township purchases the unit, the Township is the owner.

² In the event that COAH is replaced by another administrative agency, the Program may utilize an index adopted by the agency charged with the responsibility of adopting an index to establish initial rents/sales prices and subsequent rent or sales price increases.

approved as part of initial lease-up of the development, and calculating the annual COAH-approved increase from the initial lease-up year to the present. Rents may not be increased more than once a year, may not be increased by more than one COAH-approved increment at a time, and may not be increased at the time of new occupancy if this occurs less than one year from the last rental. No additional fees may be added to the approved rent without the express written approval of the Administrative Agent.

Creation of a Market to Affordable Sales Unit

A. Conditions for Market to Affordable Sales Units. Market to Affordable Sales Units shall meet the following conditions:

1. All units shall be certified to be in sound condition prior to being sold and occupied by an income qualified household.
2. At least half of the units shall be affordable to low income households.
3. At least thirty year affordability controls shall be imposed via a deed restriction or other instrument acceptable to the Township Attorney and Court Master (or a State Agency designated by the court).
4. Market to Affordable Sales Units shall be affirmatively marketed with random selection of the occupants.

B. Subsidy for the Creation of a Market to Affordable Sales Units. The municipality shall provide the necessary subsidy to convey all market to affordable units in sound condition at affordable prices (pursuant to UHAC rules) to all income qualified owners.

D. Process for Creating a Market to Affordable Sales Unit

The Township's program is designed to convert existing least cost housing to affordable housing. These units are already deed restricted in perpetuity. When the owner of a least cost unit decides to sell its unit, it must contact the Administrative Agent (Cherry Hill's Department of Community Development). Rather than refer the owner to a prospective buyer, the Township will purchase the least cost unit at the maximum permitted sales price or at a price that is negotiated between the owner and the Administrative Agent. The housing unit will be inspected and, if necessary, brought up to code standard. The Township will follow the procedures in its rehabilitation manual to bring the unit up to code standard. Once at code standard, the housing unit will be conveyed to an income qualified household at a sales price that complies with the UHAC rules.

If the Township chooses to enforce the deed restriction on a least cost unit that is being improperly occupied or rented, it will notify the owner of its decision to purchase the least cost unit. The housing units will be inspected and, if necessary, brought up to code standard. The Township will follow the procedures in its rehabilitation manual to bring the unit up to code

standard. Once code standard, the housing unit will be conveyed to an income qualified household at a sales price that complies with the UHAC rules.

The Township will also be seeking to create affordable units from the existing “market” housing stock. The Township will seek market units that may be financially feasible to subsidize in order to convert them into affordable sales housing. The Township will utilize the Multiple Listing Service and its knowledge of the real estate market to solicit owners of housing units to participate in the program. The Township will also monitor foreclosures in order to find market housing that might be converted into affordable sales housing.

The Township will enter into a contract with a property owner following an inspection of the property and an appraisal from a qualified expert.

Determining Maximum Permitted Sales Prices and Incremental Increases

The maximum permitted sales price for a newly created affordable sales unit is based on what a “model” low and moderate income household can afford. One bedroom units must be priced to be affordable to a 1.5 person household. Two (2) bedroom units must be priced to be affordable to a three (3) person household; and three (3) bedroom units must be priced to be affordable to a 4.5 person household. A for-sale unit is determined to be affordable if the principal, interest, taxes, insurance and condominium/homeowner fees do not exceed 28 percent of the ‘hypothetical’ household’s gross income. The maximum income limits by household size are established by HUD, normally on an annual basis. These income limits have been adopted by COAH as they have been made available by HUD.

Having established a maximum permitted sales price for a given year, the maximum permitted sales price may be increased annually based on increases in the HUD income limits (or some other recognized standard adopted by COAH or another agency designated with responsibilities currently performed by COAH). Therefore, should the income limits for a region increase by three (3) percent, the maximum permitted sales price is permitted to increase by three (3) percent. Maximum permitted sales prices shall not decrease based on a decrease in the HUD income limits. It should be emphasized that maximum permitted sales prices are maximums; and the actual sales price is based on what a willing low and moderate income purchaser is willing to pay for a home.

Affirmative Marketing

All affordable units are required to be affirmatively marketed using the Township of Cherry Hill’s Affirmative Marketing Plan. An Affirmative Marketing Plan is a regional marketing strategy designed to attract households of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children to housing units which are being marketed by an Administrative Agent or a developer, sponsor, owner or property manager of affordable housing. The primary objectives of an Affirmative Marketing Plan are to target households who

are least likely to apply for affordable housing, and to target households throughout the entire housing region in which the units are located.

The Township of Cherry Hill's Affirmative Marketing Plan can be found in the Appendix.

For each affordable housing opportunity within the municipality, the Affirmative Marketing Plan must include the following information:

- The address of the project and development name, if any
- The number of units
- The prices of any for sale or rental units.
- The name and contact information of the Municipal Housing Liaison, Administrative Agent, property manager or landlord.
- A description of the Random Selection method that will be used to select applicants for affordable housing.
- Disclosure of required application fees, if any. Advertisements must contain the following information for each affordable housing opportunity:
 1. The name of the program, i.e. Market to Affordable Program
 2. The sales price or rent
 3. The bedroom size of the units
 4. The maximum income permitted to qualify for the housing units
 5. The locations of applications for the housing units
 6. The business hours when interested households may obtain an application for a housing unit
 7. Application fees, if any

A) Affirmative Marketing and Applicant Placement

Market to affordable units shall be affirmatively marketed, pursuant to the Township's affirmative marketing plan (attached). When affordable units are available, the Administrative Agent will accept preliminary applications until at least 100 applications are submitted. The Administrative Agent shall accept applications for at least two (2) weeks.

1. At the end of the advertising period, all preliminary applications are reviewed for income eligibility and households are informed of their eligibility status.
2. Eligible households are placed in applicant pools based upon the unit in which they are interested (for sale or rental) and the number of bedrooms needed (and any special requirements such as regional preference or need for an accessible unit).
3. Only eligible households in need of that type of unit are selected for a lottery.
4. Households are informed of the date, time and location of the lottery and invited to attend.

5. Households will be contacted to complete a final application based on the order of lottery selection. Households will be given 10 business days to file a complete application.
6. The Administrative Agent will review the final application and determine if the household can be certified for a specific unit. Upon certification, the applicant for a rental unit shall be referred to a landlord. An applicant for a for-sale unit shall be offered to purchase a unit purchased by Cherry Hill Township at a price consistent with UHAC regulations.
7. A certified household shall have five (5) business days to contact a landlord.
8. Landlords shall develop a reasonable list of criteria to accept or reject tenants. The criteria, which may include policies related to smoking, pets, credit scores and criminal records, must be applicable to all tenants in the building and approved by the Administrative agent. An acceptable credit limit must be established prior to any credit check and must be on file with the Administrative Agent.
9. If a landlord does not approve a tenant, the Administrative Agent shall provide the landlord with another certified household from the list of eligible tenants.
10. If a household cannot negotiate a transaction with the Township of Cherry Hill within 20 business days, the Administrative Agent shall certify an additional household to purchase the available unit, unless the Administrative Agent determines to extend the time period for good cause.
11. Cherry Hill will not maintain a certified applicant list once available, affordable units are occupied.

B) On-Going Services and Procedures

1. On an annual basis, the Administrative Agent assists the Landlord in determining rental rates for the Affordable Units that are in compliance with the Regulations and viable relative to local market conditions.
2. The Administrative Agent certifies to the Municipality that the rental rates for the Affordable Units are in compliance to the Regulations.
3. The Administrative Agent answers inquiries on maximum permitted sales prices of affordable sales units.
4. The Administrative Agent maintains accurate records of the status of all certification work on an on-going basis.
5. The Administrative Agent provides compliance reports to the Municipality and regulatory agencies as necessary.

C) UHAC Regulations

Notwithstanding anything herein to the contrary, the Administrative Agent will provide all such services as are required of the Administrative Agent as set forth in the Uniform Housing Affordability Controls (N.J.A.C 5:80-26.14(a)).

Maximum and Minimum Income Limits

Each year, usually in April or May, COAH makes a determination of the increase allowed for applicants for affordable housing. The Administrative Agent will utilize the most recent income limits (or any other recognized index adopted by an agency empowered by the Legislature to adopt such an index) to establish permitted sales prices and rents.

Calculating Income

These principals are utilized in determining household income.

- A. Income includes, but is not limited to, wages, salaries, tips, commissions, alimony, regularly scheduled overtime, pensions, social security, unemployment compensation, TANF, verified regular child support and alimony, disability, net income from business or real estate, and income from assets such as savings, certificates of deposit, money market accounts, mutual funds, stocks, bonds and imputed income from non-income producing assets, such as equity in real estate.
- B. To calculate income, the Administrative Agent shall use the current gross income of the applicant and project that income over the next 12 months.
- C. Assets not earning a verifiable income shall have an annual imputed interest income using a current average annual savings interest rate (currently 2%). Assets not earning income include present real estate equity. Applicants owning real estate must produce documentation of a market value appraisal and outstanding mortgage debt. The difference shall be treated as the monetary value of the asset and the imputed interest added to income.
- D. Applicants who own a primary residence with no mortgage on the property may not be eligible for this program due to a limit on assets set forth by the New Jersey Council on Affordable Housing. See Asset Limits for details.
- E. Rent from real estate is considered income, after deduction of any mortgage payments, real estate taxes, insurance costs and reasonable property management expenses as reported to the Internal Revenue Service. Other expenses are not deductible. If actual rent is less than fair market rent, the administrative agent shall impute a fair market rent.

- F. Retirement Income: As a general rule, prior to retirement age, the program does not count the income from retirement accounts, such as 401K's and IRA's, although all retirement accounts must be disclosed as part of the application process..
- G. Income from students who are enrolled full time is counted in certain situations and with certain limitations.
- H. Income typically does not include benefit payments, rebates or credits received under any of the following: Federal or State low-income energy assistance programs, food stamps, payments received for foster care, relocation assistance benefits, income of live-in attendants, scholarships, student loans, personal property such as automobiles, lump-sum additions to assets such as inheritances, lottery winnings, gifts and insurance settlements. Income, however, does include interest and other earnings from the investment of any of the foregoing benefits, payments, rebates, or credits.
- I. Recertification. Rental housing units will be inspected on an annual basis to ensure that they are in sound condition. Tenants will be recertified to determine if they are income qualified. The Administrative Agent will notify tenants that are no longer income qualified and provide such tenants six (6) months to relocate.

Asset Limits

- A. For those properties which are not governed by federal program requirements, the New Jersey Uniform Housing Affordability Controls ("UHAC") limit the value of an asset only to the extent that the asset is the applicant's primary residence (current home) and that the home has no outstanding mortgage balance. The maximum market value of a home is determined by a chart, published annually by the New Jersey Council on Affordable Housing ("COAH"). These are the current maximum values, listed by region.
- B. Maximum Values do not apply to homes with outstanding mortgage debt, cash, bank accounts, stocks, bonds, retirement accounts or any other form of assets, except to the extent that they produce income which, when combined with other sources of income, exceed the maximum income allowed for any particular property. Maximum Values do not apply to homes, even those with NO mortgage debt, when the household is applying for these federally controlled programs.

Withdrawal of Applications

The Administrative Agent can remove applications for the following reasons:

1. The application is not signed or is submitted subsequent to the deadline reported in the advertisement. Affirmative marketing is the responsibility of the administrative agent.
2. The applicant commits fraud, or the application is not truthful or complete;
3. The applicant cannot or does not provide documentation to verify their income or other required information when due;
4. The household income does not meet the minimum or maximum income requirements for a particular property;
5. The applicant owns an asset that exceeds the asset limits for income restricted properties;
6. The applicant fails to respond to any inquiry in a timely manner;
7. The applicant is non-cooperative or abusive with the Administrative Agent, property owners or the sellers of affordable units;
8. The applicant changes address or other contact information without informing the Administrative Agent in writing;
9. The applicant does not meet the credit standard or other requirement set forth by Landlords of rental properties;
10. The applicant does not respond to a periodic update inquiry in a timely fashion;
11. The applicant fails to sign the Compliance Certification, Certificate for Applicant, or Lease Documents as may be required; or
12. The applicant, once approved, fails to close on a sale or rental unit in a timely manner.

Finalizing a Tenant

Once a household has been certified to occupy a Market to Affordable rental unit, the income has been documented and the ability to pay the established rent has been verified, the Administrative Agent may refer that household to meet with the owner of the apartment for final approval. The owner may develop a reasonable list of criteria, such as smoking or non-smoking, whether or not pets are allowed, etc., and may only reject tenants who do not meet those criteria. That list must be applicable to all tenants in the complex and approved by the Administrative Agent.

The owner may also conduct a credit check and criminal background check on prospective tenants. An acceptable credit limit must be established prior to any credit check and must be on file with the Administrative Agent.

- A. Lease.** When a tenant is found, that tenant will be required to sign a lease. This may be a standard lease and must be approved by the Administrative Agent. It should list the location of the unit, the name of the tenant and the initial rent amount. The lease shall require the tenant to provide two (2) months notice of any intent not to renew the lease. A copy of the executed lease must be provided to the Administrative Agent. In addition, Certification K, which is appended to this manual, must also be

signed by the tenant and a file must be given to the tenant and the original kept on file with the Administrative Agent.

B. Security Deposit. The owner may require a reasonable security deposit from the tenant, but no more than 1.5 times the monthly rent.

Vacancies

Once an Owner learns that a Market to Affordable Apartment will be vacated by a tenant, the Administrative Agent should immediately be notified to begin the process of finding a new tenant.

Sales of Affordable Units

Once the owner of an affordable sales unit decides to sell its property, (s)he must notify the Administrative Agent immediately to begin the process of finding a prospective purchaser of the affordable unit.

Violations, Defaults and Remedies

Upon the occurrence of a breach of any of the regulations governing the affordable units by an Owner of an affordable unit, the Municipality shall have all the remedies provided at law or equity, including, but not limited to a daily fine not to exceed \$1,000 (at the Township's discretion) per day, it being recognized by both parties that a breach will cause irreparable harm to the municipality, in light of the public policies set forth in the Fair Housing Act and the obligation for the provision of low- and moderate-income housing.

Maintenance of Records and Applicant Files

Pursuant to N.J.A.C. 5:80-26.14(a)8, N.J.A.C. 5:80-26.15(c) and N.J.A.C. 5:80-26.17 current records must be maintained by the Administrative Agent and outdated records must be given to the municipality for safekeeping. A file must be created and maintained on each restricted unit for its control period.

Administrative Agents maintain detailed records on all marketing initiatives.

A. Files to be Maintained on Every Applicant

The Administrative Agent will maintain files on every applicant. Each file shall include the following:

- A Preliminary Application Form.
- If applicable, a final Application Form.
- Income Verification
- Letter of Certification of Eligibility or Letter of Determination of Ineligibility.

B. Files to be Maintained on Every Rental Unit

The Administrative Agent will maintain files on every unit for the length of the affordability Controls. For rental units, the file will contain:

- Base rent
- Identification as a very low, low or moderate income unit
- Tenant information form
- Description of number of bedrooms and physical layout and / or floor plan.
- Application materials, verifications and certifications of all present owners, pertinent correspondence
- Copy of lease
- Disclosure Statement (Appendix K)
- Deed restriction with length of controls on the unit

C. Files to be Maintained on Every Sales Unit

- Initial Maximum Sales Price
- Identification as a very low, low or moderate income unit
- Description of number of bedrooms and physical layout and/or floor plan
- Deed restriction with length of controls on the unit
- Copies of all transactions and the sales price at time of transaction

Monitoring

The current annual monitoring information required to be maintained and reported annually to the Municipal Housing Liaison can be found on COAH's website at <http://www.nj.gov/dca/affiliates/coah/upcoming/ctmproject.html>.

The information required for each unit includes but is not limited to:

- Street Address
- Block/Lot/Qualifier/Unit Number
- Housing Type
- Income: Very Low/Low/Moderate
- Initial Rental Price
- % of affordability
- Initial Sales Price
- % of affordability
- Bedroom Type
- Handicap accessible/adaptable
- Co #, date
- Effective date of affordability controls

- Length of affordability controls (yrs)
- • Date Affordability controls removed

Exhibits

- A. Equal Housing Opportunity Poster
- B. Preliminary Application for Affordable Housing
- C. Final Application for Affordable Housing
- D. Applicant Questionnaire & Document Checklist
- E. COAH Income Limits
- F. Affirmative Marketing Plan
- G. Certifications J and K
- H. Deed Restriction for Rental
- I. Deed Restriction for Sale

Appendix F

SUPPORTIVE & SPECIAL NEEDS HOUSING

Alternative Living Arrangements

Facility	Address	Bedrooms	Date of C/O	Credits ^[1]
Bancroft Adult Services	407 Cranford Rd.	4	11/30/1982	4
Durand Academy	500 Park Boulevard	5	9/2/1992	10
Pilot Services	201 Lenape Avenue	3	9/1/1993	6
Bancroft NeuroHealth	37 Delwood Avenue	5	2/26/1997	10 ^[2]
Kelsch Homes	1212 Cotswold Lane	4	5/1/2000	8
Bancroft NeuroHealth	117 Morningside Dr.	5	1991	10
Bancroft NeuroHealth	110 Bell Arbor Dr.	4	2009	8
Bancroft NeuroHealth	11 Nevada Avenue	4	12/10/1997	8
Bancroft NeuroHealth	14 Brookdale Dr.	4	3/18/1998	8
Bancroft NeuroHealth	407 Hickory Circle	1	1995	2
Bancroft NeuorHealth	603 Hickory Circle	2	1995	4
Bancroft NeuroHealth	402 Barby Lane	4	2008	8
Bancroft NeuroHealth	123 Iron Master Rd.	4	2006	8
Steininger	22 E. Ormond Ave.	3	2000	6
Bancroft NeuroHealth	113 Iron Master Rd.	4	2006	8
Employ Ability Unlimited, Inc.	331 Oak Avenue	4	6/28/1998	8
Totals		56		116

^[1] The Township is entitled to a rental bonus for group homes put in place after 1986.

^[2] In 2002, Cherry Hill surveyed this facility (then called Willow Glenn Academy) and the court master found that it had four (4) bedrooms. The most recent survey indicates that it has five (5) bedrooms.

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: BANCROFT NEUROHEALTH

Developer: N/A

Block: 526¹⁵ Lot: 15 Street Address: 407 CRANFORD RD Facility Name: CAMFORD Green Home

<p>Section 1: Type of Facility:</p> <p><input checked="" type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other - Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input type="checkbox"/> HUD - Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input checked="" type="checkbox"/> Other - Please specify: <u>DDD</u></p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for:</p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households <u>5</u></p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units _____, including: <u>N/A</u></p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years <u>N/A</u></p> <p>Effective Date of Controls: ____/____/____</p> <p>Expiration Date of Controls: ____/____/____</p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input type="checkbox"/> CO Date: <u>11/30/1982</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: ____/____/____ <u>1982</u></p> <p>Current License Date: ____/____/____ <u>April, 2010</u></p>
<p>Section 7:</p> <p>Has the project received project-based rental assistance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No; Length of commitment: _____</p> <p>Other operating subsidy sources: <u>NONE</u>; Length of commitment: _____</p> <p>Is the subsidy renewable? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>Section 8: The following verification is attached: <u>N/A</u></p> <p><input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)</p> <p><input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9:</p> <p>Residents 18 yrs or older? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Population Served (describe): <u>DEVELOPMENTALLY DISABLED ADULTS</u></p> <p>Age-restricted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Accessible (in accordance with NJ Barrier Free Subcode)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Section 10: Affirmative Marketing Strategy (check all that apply):</p> <p><input checked="" type="checkbox"/> DDD/DMHS/DHSS waiting list</p> <p><input type="checkbox"/> Affirmative Marketing Plan approved by the Council's Executive Director</p>	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: Nach Desjard 4-22-10
Project Administrator Date

Certified by: _____
Municipal Housing Liaison Date

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: BRUNCKOFT

Developer: N/A

Block: 462⁰² Lot: 1 Street Address: 135 GREENVALE RD Facility Name: GREENVALE GROUP HOME

<p>Section 1: Type of Facility:</p> <p><input checked="" type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other - Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input type="checkbox"/> HUD - Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input checked="" type="checkbox"/> Other - Please specify: <u>DDD; SCHOOL DISTRICT SENDING</u></p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for: <u>5</u></p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households _____</p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units _____, including: <u>N/A</u></p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years <u>N/A</u></p> <p>Effective Date of Controls: ____/____/____</p> <p>Expiration Date of Controls: ____/____/____</p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input type="checkbox"/> CO Date: <u>8/24/1993</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: ____/____/____ <u>1993</u></p> <p>Current License Date: ____/____/____ <u>APRIL, 2010</u></p>
<p>Section 7:</p> <p>Has the project received project-based rental assistance? ____ Yes <input checked="" type="checkbox"/> No; Length of commitment: _____</p> <p>Other operating subsidy sources: <u>NONE</u>; Length of commitment: _____</p> <p>Is the subsidy renewable? ____ Yes ____ No</p>	
<p>Section 8: The following verification is attached: <u>N/A</u></p> <p><input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)</p> <p><input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9:</p> <p>Residents 18 yrs or older? ____ Yes <input checked="" type="checkbox"/> No</p> <p>Population Served (describe): <u>PEDIATRIC DEVELOPMENTALLY DISABLED</u></p> <p>Age-restricted? ____ Yes <input checked="" type="checkbox"/> No</p> <p>Accessible (in accordance with NJ Barrier Free Subcode)? ____ Yes <input checked="" type="checkbox"/> No</p>	
<p>Section 10: Affirmative Marketing Strategy (check all that apply):</p> <p><input type="checkbox"/> DDD/DMHS/DHSS waiting list</p> <p><input type="checkbox"/> Affirmative Marketing Plan approved by the Council's Executive Director</p>	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: [Signature] Date: 4-22-10

Certified by: _____ Date: _____

Municipal Housing Liaison

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: BRANCH CROFT NURSING HEALTH

Developer: N/A

Block: 545⁰⁸ Lot: 5 Street Address: 9 NO. BRANCH CT Facility Name: N. BRANCH GROUP HOME

Section 1: Type of Facility: <input checked="" type="checkbox"/> Licensed Group Home <input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008) <input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS) <input type="checkbox"/> Permanent supportive housing <input type="checkbox"/> Supportive shared housing <input type="checkbox"/> Other - Please Specify: _____	Section 2: Sources and amount of funding committed to the project: <input type="checkbox"/> Capital Application Funding Unit \$ _____ <input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____ <input type="checkbox"/> Balanced Housing - Amount \$ _____ <input type="checkbox"/> HUD - Amount \$ _____ Program _____ <input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____ <input type="checkbox"/> Farmers Home Administration - Amount \$ _____ <input type="checkbox"/> Development fees - Amount \$ _____ <input type="checkbox"/> Bank financing - Amount \$ _____ <input checked="" type="checkbox"/> Other - Please specify: <u>DDD & SCHOOL SENDING DISTRICT</u> <input type="checkbox"/> For proposed projects, please submit a pro forma <input type="checkbox"/> Municipal resolution to commit funding, if applicable <input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)
---	---

Section 3: For all facilities other than permanent supportive housing: Total # of bedrooms reserved for: <u>4</u> Very low-income clients/households _____ Low-income clients/households _____ Moderate-income clients/households _____ Market-income clients/households _____	Section 4: For permanent supportive housing: <u>N/A</u> Total # of units _____, including: # of very low-income units _____ # of low-income units _____ # of moderate-income units _____ # of market-income units _____
--	---

Section 5: <u>N/A</u> Length of Controls: _____ years Effective Date of Controls: ____/____/____ Expiration Date of Controls: ____/____/____ Average Length of Stay: _____ months (transitional facilities only)	Section 6: <input type="checkbox"/> CO Date: <u>12/18/1996</u> For licensed facilities, indicate licensing agency: <input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF <input type="checkbox"/> Other _____ Initial License Date: ____/____/____ <u>1996</u> Current License Date: ____/____/____ <u>APRIL 2010</u>
---	--

Section 7:
 Has the project received project-based rental assistance? ___ Yes X No; Length of commitment: _____
 Other operating subsidy sources: NONE; Length of commitment: _____
 Is the subsidy renewable? ___ Yes ___ No

Section 8: The following verification is attached: N/A
☐ Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)
☐ Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)

Section 9:
 Residents 18 yrs or older? ___ Yes X No
 Population Served (describe): PEDIATRIC
DEVELOPMENTALLY DISABLED
 Age-restricted? ___ Yes X No
 Accessible (in accordance with NJ Barrier Free Subcode)? ___ Yes X No

Section 10: Affirmative Marketing Strategy (check all that apply):
☐ DDD/DMHS/DHSS waiting list
☐ Affirmative Marketing Plan approved by the Council's Executive Director

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: [Signature] 4-22-10
 Project Administrator Date

Certified by: [Signature] _____
 Municipal Housing Liaison Date

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: BRUCK & NEUROHEALTH

Developer: N/A

Block: 469¹² Lot: 17 Street Address: 117 MORNINGSIDES DR Facility Name: MORNINGSIDE GROUP HOME

<p>Section 1: Type of Facility:</p> <p><input checked="" type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other - Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input type="checkbox"/> HUD - Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input checked="" type="checkbox"/> Other - Please specify: <u>MEDICAID WAIVER</u> <u>& INSURANCE</u></p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for: <u>5</u></p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households _____</p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units _____, including: <u>N/A</u></p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years <u>N/A</u></p> <p>Effective Date of Controls: ____/____/____</p> <p>Expiration Date of Controls: ____/____/____</p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input type="checkbox"/> CO Date: ____/____/____ <u>1991</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: ____/____/____ <u>1991</u></p> <p>Current License Date: ____/____/____ <u>April, 2010</u></p>
<p>Section 7:</p> <p>Has the project received project-based rental assistance? <u>Yes</u> <input checked="" type="checkbox"/> No; Length of commitment: _____</p> <p>Other operating subsidy sources: <u>NONE</u>; Length of commitment: _____</p> <p>Is the subsidy renewable? <u>Yes</u> <input type="checkbox"/> No</p>	
<p>Section 8: The following verification is attached:</p> <p><input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)</p> <p><input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9:</p> <p>Residents 18 yrs or older? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Population Served (describe): <u>ADULT</u></p> <p><u>BRAIN INJURY</u></p> <p>Age-restricted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Accessible (in accordance with NJ Barrier Free Subcode)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Section 10: Affirmative Marketing Strategy (check all that apply):</p> <p><input type="checkbox"/> DDD/DMHS/DHSS waiting list</p> <p><input type="checkbox"/> Affirmative Marketing Plan approved by the Council's Executive Director</p>	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: [Signature]
Project Administrator

4-22-10
Date

Certified by: [Signature]
Municipal Housing Liaison

Date

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: BANKHOFT NEUROHEALTH

Developer: N/A

Block: 339.01 Lot: 2 Street Address: 110 Bell Avenue Dr Facility Name: Bell Avenue Group Home

<p>Section 1: Type of Facility:</p> <p><input checked="" type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other - Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input type="checkbox"/> HUD - Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input type="checkbox"/> Other - Please specify: _____</p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for: <u>4</u></p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households _____</p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units _____, including: <u>N/A</u></p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years <u>N/A</u></p> <p>Effective Date of Controls: ____/____/____</p> <p>Expiration Date of Controls: ____/____/____</p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input type="checkbox"/> CO Date: ____/____/____ <u>FEB. 2009</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: ____/____/____ <u>FEB. 2009</u></p> <p>Current License Date: ____/____/____</p>
<p>Section 7:</p> <p>Has the project received project-based rental assistance? ____ Yes <input checked="" type="checkbox"/> No; Length of commitment: _____</p> <p>Other operating subsidy sources: <u>NONE</u>; Length of commitment: _____</p> <p>Is the subsidy renewable? ____ Yes ____ No</p>	
<p>Section 8: The following verification is attached:</p> <p><input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)</p> <p><input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9:</p> <p>Residents 18 yrs or older? <input checked="" type="checkbox"/> Yes ____ No</p> <p>Population Served (describe): <u>ADULT</u></p> <p><u>DEVELOPMENTALLY DISABLED</u></p> <p>Age-restricted? ____ Yes <input checked="" type="checkbox"/> No</p> <p>Accessible (in accordance with NJ Barrier Free Subcode)? ____ Yes <input checked="" type="checkbox"/> No</p>	
<p>Section 10: Affirmative Marketing Strategy (check all that apply):</p> <p><input type="checkbox"/> DDD/DMHS/DHSS waiting list</p> <p><input type="checkbox"/> Affirmative Marketing Plan approved by the Council's Executive Director</p>	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: *Jack Deary* 4-22-10
Project Administrator Date

Certified by: _____
Municipal Housing Liaison Date

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: BANCROFT NEUROHEALTH

Developer: N/A

Block: 391.01 Lot: 6 Street Address: 11 NEVADA AVE Facility Name: NEVADA Grove Home

<p>Section 1: Type of Facility:</p> <p><input checked="" type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other -- Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing -- Amount \$ _____</p> <p><input type="checkbox"/> HUD -- Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank -- Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration -- Amount \$ _____</p> <p><input type="checkbox"/> Development fees -- Amount \$ _____</p> <p><input type="checkbox"/> Bank financing -- Amount \$ _____</p> <p><input checked="" type="checkbox"/> Other -- Please specify: <u>DDD & SCHOL</u></p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for: <u>4</u></p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households _____</p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units _____, including: <u>N/A</u></p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years <u>N/A</u></p> <p>Effective Date of Controls: ____/____/____</p> <p>Expiration Date of Controls: ____/____/____</p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input type="checkbox"/> CO Date: <u>12/10/1997</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: ____/____/____ <u>1997</u></p> <p>Current License Date: ____/____/____ <u>APR 14, 2010</u></p>
<p>Section 7:</p> <p>Has the project received project-based rental assistance? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Length of commitment: _____</p> <p>Other operating subsidy sources: <u>NONE</u>; Length of commitment: _____</p> <p>Is the subsidy renewable? Yes <input type="checkbox"/> No <input type="checkbox"/></p>	
<p>Section 8: The following verification is attached:</p> <p><input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)</p> <p><input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9:</p> <p>Residents 18 yrs or older? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Population Served (describe): <u>PEDIATRIC</u></p> <p><u>DEVELOPMENTAL DISABILITY</u></p> <p>Age-restricted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Accessible (in accordance with NJ Barrier Free Subcode)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>Section 10: Affirmative Marketing Strategy (check all that apply):</p> <p><input type="checkbox"/> DDD/DMHS/DHSS waiting list</p> <p><input type="checkbox"/> Affirmative Marketing Plan approved by the Council's Executive Director</p>	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: [Signature] Date: 4-22-10

Certified by: _____ Date: _____

Municipal Housing Liaison

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: BANCROFT NEUROHEALTH

Developer: N/A

Block: 336 Lot: 02 Street Address: 19 BROOKDALE DR Facility Name: BROOKDALE GREEN HOME

<p>Section 1: Type of Facility:</p> <p><input checked="" type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other - Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input type="checkbox"/> HUD - Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input checked="" type="checkbox"/> Other - Please specify: <u>MEDICAID WAIVER & INSURANCE</u></p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for: <u>4</u></p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households _____</p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units _____, including: <u>N/A</u></p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years <u>N/A</u></p> <p>Effective Date of Controls: ____/____/____</p> <p>Expiration Date of Controls: ____/____/____</p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input checked="" type="checkbox"/> CO Date: <u>3/2/1998</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: ____/____/____ <u>1998</u></p> <p>Current License Date: ____/____/____ <u>APRIL 2010</u></p>
<p>Section 7:</p> <p>Has the project received project-based rental assistance? ___ Yes <input checked="" type="checkbox"/> No; Length of commitment: _____</p> <p>Other operating subsidy sources: <u>NONE</u>; Length of commitment: _____</p> <p>Is the subsidy renewable? ___ Yes ___ No</p>	
<p>Section 8: The following verification is attached:</p> <p><input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)</p> <p><input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9:</p> <p>Residents 18 yrs or older? <input checked="" type="checkbox"/> Yes ___ No</p> <p>Population Served (describe): <u>ADULT</u></p> <p><u>BRAIN INJURY</u></p> <p>Age-restricted? ___ Yes <input checked="" type="checkbox"/> No</p> <p>Accessible (in accordance with NJ Barrier Free Subcode)? ___ Yes <input checked="" type="checkbox"/> No</p>	
<p>Section 10: Affirmative Marketing Strategy (check all that apply):</p> <p><input type="checkbox"/> DDD/DMHS/DHSS waiting list</p> <p><input type="checkbox"/> Affirmative Marketing Plan approved by the Council's Executive Director</p>	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: [Signature]

Project Administrator

Date

Certified by: _____

Municipal Housing Liaison

Date

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: BANCROFT NEUROHEALTH

Developer: N/A

Block: 00528-32 Lot: 14 Street Address: 527 BALSAM RD Facility Name: BALSAM GROUP HOME

<p>Section 1: Type of Facility:</p> <p><input checked="" type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other - Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input type="checkbox"/> HUD - Amount \$ _____ Program: _____</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input checked="" type="checkbox"/> Other - Please specify: <u>DDD & SCHOOL SENDING DISTRICT</u></p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for: <u>4</u></p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households _____</p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units _____, including: <u>N/A</u></p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years <u>N/A</u></p> <p>Effective Date of Controls: <u>1/1/11</u></p> <p>Expiration Date of Controls: <u>1/1/11</u></p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input checked="" type="checkbox"/> CO Date: <u>7/29/2009</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: <u>9/24/2009</u></p> <p>Current License Date: <u>1/1/2010</u></p>
<p>Section 7:</p> <p>Has the project received project-based rental assistance? <u>Yes</u> <input checked="" type="checkbox"/> No; Length of commitment: _____</p> <p>Other operating subsidy sources: <u>NONE</u>; Length of commitment: _____</p> <p>Is the subsidy renewable? <u>Yes</u> <input type="checkbox"/> No</p>	
<p>Section 8: The following verification is attached:</p> <p><input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)</p> <p><input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9:</p> <p>Residents 18 yrs or older? <u>Yes</u> <input checked="" type="checkbox"/> No</p> <p>Population Served (describe): <u>PEDIATRIC</u></p> <p><u>DEVELOPMENTALLY DISABLED</u></p> <p>Age-restricted? <u>Yes</u> <input checked="" type="checkbox"/> No</p> <p>Accessible (in accordance with NJ Barrier Free Subcode)? <u>Yes</u> <input checked="" type="checkbox"/> No</p>	
<p>Section 10: Affirmative Marketing Strategy (check all that apply):</p> <p><input type="checkbox"/> DDD/DMHS/DHSS waiting list</p> <p><input type="checkbox"/> Affirmative Marketing Plan approved by the Council's Executive Director</p>	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: [Signature] Date: 4-22-10

Certified by: _____ Date: _____

Municipal Housing Liaison

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: BONCHOFF NURSING HOME

Developer: N/A

Block: 407 THE WOODS Lot: HICKORY CIRCLE Street Address: HICKORY CIRCLE Facility Name: THE WOODS

<p>Section 1: Type of Facility:</p> <p><input type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input checked="" type="checkbox"/> Other - Please Specify: <u>STAFFED SUPERVISED RESIDENTS</u></p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input type="checkbox"/> HUD - Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input checked="" type="checkbox"/> Other - Please specify: <u>DDD</u></p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for:</p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households <u>1</u></p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units _____, including: <u>N/A</u></p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years <u>N/A</u></p> <p>Effective Date of Controls: <u>1/1/11</u></p> <p>Expiration Date of Controls: <u>1/1/11</u></p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input checked="" type="checkbox"/> CO Date: <u>1/1/11</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: <u>1/1/1995</u></p> <p>Current License Date: <u>1/1/APRIL, 2010</u></p>
<p>Section 7:</p> <p>Has the project received project-based rental assistance? <u>Yes</u> <input type="checkbox"/> No; Length of commitment: _____</p> <p>Other operating subsidy sources: _____; Length of commitment: _____</p> <p>Is the subsidy renewable? <u>Yes</u> <input type="checkbox"/> No</p>	
<p>Section 8: The following verification is attached:</p> <p><input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)</p> <p><input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9:</p> <p>Residents 18 yrs or older? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Population Served (describe): <u>ADULT</u></p> <p><u>DEVELOPMENTALLY DISABLED</u></p> <p>Age-restricted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Accessible (in accordance with NJ Barrier Free Subcode)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Section 10: Affirmative Marketing Strategy (check all that apply):</p> <p><input type="checkbox"/> DDD/DMHS/DHSS waiting list</p> <p><input type="checkbox"/> Affirmative Marketing Plan approved by the Council's Executive Director</p>	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: [Signature]
Project Administrator

4-22-11
Date

Certified by: [Signature]
Municipal Housing Liaison

Date

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: Bancroft NeuroHealth

Developer: N/A

Block: 603 Lot: THE WOODS Street Address: HICKORY CIR Facility Name: THE WOODS

<p>Section 1: Type of Facility:</p> <p><input type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input checked="" type="checkbox"/> Other - Please Specify: <u>STAFFED SUPERVISED APARTMENTS</u></p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input type="checkbox"/> HUD - Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input checked="" type="checkbox"/> Other - Please specify: <u>DDD</u></p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for:</p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households <u>2</u></p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units _____, including: <u>N/A</u></p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years <u>N/A</u></p> <p>Effective Date of Controls: _____</p> <p>Expiration Date of Controls: _____</p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input type="checkbox"/> CO Date: _____</p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: _____ 1995</p> <p>Current License Date: _____ APRIL 2010</p>
<p>Section 7:</p> <p>Has the project received project-based rental assistance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No; Length of commitment: _____</p> <p>Other operating subsidy sources: <u>NONE</u>; Length of commitment: _____</p> <p>Is the subsidy renewable? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>Section 8: The following verification is attached:</p> <p><input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)</p> <p><input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9:</p> <p>Residents 18 yrs or older? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Population Served (describe): <u>MENTALLY DISABLED</u></p> <p>Age-restricted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Accessible (in accordance with NJ Barrier Free Subcode)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Section 10: Affirmative Marketing Strategy (check all that apply):</p> <p><input type="checkbox"/> DDD/DMHS/DHSS waiting list</p> <p><input type="checkbox"/> Affirmative Marketing Plan approved by the Council's Executive Director</p>	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: [Signature] Date: 4-22-10

Certified by: Municipal Housing Liaison Date: _____

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: BANCROFT NEUROHEALTH

Developer: NIA

Block: 513²⁶ Lot: 2 Street Address: 4 SCATTERGOOD LANE Facility Name: SCATTERGOOD GLOW HOME

Section 1: Type of Facility: <input checked="" type="checkbox"/> Licensed Group Home <input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008) <input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS) <input type="checkbox"/> Permanent supportive housing <input type="checkbox"/> Supportive shared housing <input type="checkbox"/> Other - Please Specify: _____	Section 2: Sources and amount of funding committed to the project: <input type="checkbox"/> Capital Application Funding Unit \$ _____ <input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____ <input type="checkbox"/> Balanced Housing - Amount \$ _____ <input type="checkbox"/> HUD - Amount \$ _____ Program _____ <input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____ <input type="checkbox"/> Farmers Home Administration - Amount \$ _____ <input type="checkbox"/> Development fees - Amount \$ _____ <input type="checkbox"/> Bank financing - Amount \$ _____ <input checked="" type="checkbox"/> Other - Please specify: <u>DDD - FHLB SENTINEL DISTRICT</u> <input type="checkbox"/> For proposed projects, please submit a pro forma <input type="checkbox"/> Municipal resolution to commit funding, if applicable <input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)
Section 3: For all facilities other than permanent supportive housing: Total # of bedrooms reserved for: Very low-income clients/households _____ Low-income clients/households <u>4</u> Moderate-income clients/households _____ Market-income clients/households _____	Section 4: For permanent supportive housing: Total # of units _____, including: <u>NIA</u> # of very low-income units _____ # of low-income units _____ # of moderate-income units _____ # of market-income units _____
Section 5: Length of Controls: _____ years <u>NIA</u> Effective Date of Controls: <u>1/1/</u> Expiration Date of Controls: <u>1/1/</u> Average Length of Stay: _____ months (transitional facilities only)	Section 6: <input checked="" type="checkbox"/> CO Date: <u>3/27/1995</u> For licensed facilities, indicate licensing agency: <input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF <input type="checkbox"/> Other _____ Initial License Date: <u>1/1/1995</u> Current License Date: <u>1/1/APRIL 2010</u>
Section 7: Has the project received project-based rental assistance? <u>Yes</u> <input checked="" type="checkbox"/> No; Length of commitment: _____ Other operating subsidy sources: <u>NONE</u> ; Length of commitment: _____ Is the subsidy renewable? <u>Yes</u> <input type="checkbox"/> No	
Section 8: The following verification is attached: <input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.) <input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)	
Section 9: Residents 18 yrs or older? <u>Yes</u> <input checked="" type="checkbox"/> No Population Served (describe): <u>PEDIATRIC</u> <u>DEVELOPMENTALLY DISABLED</u> Age-restricted? <u>Yes</u> <input checked="" type="checkbox"/> No Accessible (in accordance with NJ Barrier Free Subcode)? <u>Yes</u> <input checked="" type="checkbox"/> No	
Section 10: Affirmative Marketing Strategy (check all that apply): <input type="checkbox"/> DDD/DMHS/DHSS waiting list <input type="checkbox"/> Affirmative Marketing Plan approved by the Council's Executive Director	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: Nick DeLeon 4-22-10
Project Administrator Date

Certified by: _____
Municipal Housing Liaison Date

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: BANCROFT NEWKIRK HEALTH

Developer: N/A

Block: 00518-21 Lot: 45 Street Address: 7 STAFFORDSHIRE RD Facility Name: STAFFORDSHIRE GROUP HOME

<p>Section 1: Type of Facility:</p> <p><input checked="" type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other - Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input type="checkbox"/> HUD - Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input checked="" type="checkbox"/> Other - Please specify: <u>DDD & SCAH DISTRICT SENIORS</u></p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for:</p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households <u>5</u></p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units _____, including: <u>N/A</u></p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years <u>N/A</u></p> <p>Effective Date of Controls: <u>1/1/1</u></p> <p>Expiration Date of Controls: <u>1/1/1</u></p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><u>SE</u> CO Date: <u>1/1/JUNE, 2004</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: <u>7/26/2004</u></p> <p>Current License Date: <u>1/1/APRIL, 2010</u></p>
<p>Section 7:</p> <p>Has the project received project-based rental assistance? <u>Yes</u> <input checked="" type="checkbox"/> No; Length of commitment: _____</p> <p>Other operating subsidy sources: <u>NONE</u>; Length of commitment: _____</p> <p>Is the subsidy renewable? <u>Yes</u> <input type="checkbox"/> No <input type="checkbox"/></p>	
<p>Section 8: The following verification is attached:</p> <p><input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)</p> <p><input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9:</p> <p>Residents 18 yrs or older? <u>Yes</u> <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Population Served (describe): <u>PELATKIC</u></p> <p><u>DEVELOPMENTALLY DISABLED</u></p> <p>Age-restricted? <u>Yes</u> <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Accessible (in accordance with NJ Barrier Free Subcode)? <u>Yes</u> <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	
<p>Section 10: Affirmative Marketing Strategy (check all that apply):</p> <p><input type="checkbox"/> DDD/DMHS/DHSS waiting list</p> <p><input type="checkbox"/> Affirmative Marketing Plan approved by the Council's Executive Director</p>	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: Dan Deegan 4-12-10
Project Administrator Date

Certified by: _____
Municipal Housing Liaison Date

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: BANCROFT NEUROHEALTH

Developer: N/A

Block: 411.07 Lot: 8 Street Address: W. RIDING RD. Facility Name: W. RIDING GROUP HOME

<p>Section 1: Type of Facility:</p> <p><input checked="" type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other - Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input type="checkbox"/> HUD - Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input checked="" type="checkbox"/> Other - Please specify: <u>DDD & FLARE FUNDING DISTRICT</u></p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
--	---

<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for:</p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households <u>4</u></p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units _____, including: <u>N/A</u></p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
---	--

<p>Section 5:</p> <p>Length of Controls: _____ years <u>N/A</u></p> <p>Effective Date of Controls: ____/____/____</p> <p>Expiration Date of Controls: ____/____/____</p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input checked="" type="checkbox"/> CO Date: <u>3/29/1995</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: ____/____/____ <u>1995</u></p> <p>Current License Date: ____/____/____ <u>APRIL 2010</u></p>
--	---

Section 7:

Has the project received project-based rental assistance? Yes ☒ No; Length of commitment: _____

Other operating subsidy sources: NONE; Length of commitment: _____

Is the subsidy renewable? Yes ☐ No

Section 8: The following verification is attached:

☐ Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)

☐ Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)

Section 9:

Residents 18 yrs or older? Yes ☒ No

Population Served (describe): MENTALLY DISABLED

Age-restricted? Yes ☒ No

Accessible (in accordance with NJ Barrier Free Subcode)? Yes ☒ No

Section 10: Affirmative Marketing Strategy (check all that apply):

☐ DDD/DMHS/DHSS waiting list

☐ Affirmative Marketing Plan approved by the Council's Executive Director

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: [Signature] 4-22-10
Project Administrator Date

Certified by: _____
Municipal Housing Liaison Date

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: DMCKEFT NEUROHEALTH

Developer: N/A

Block: 55th Lot: 2 Street Address: 802 MARLOWE Rd Facility Name: MARLOWE Rd Group HOME

<p>Section 1: Type of Facility:</p> <p><input checked="" type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other - Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input type="checkbox"/> HUD - Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input checked="" type="checkbox"/> Other - Please specify: <u>DDD & SHELTER FUNDING DISTRICT</u></p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for:</p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households <u>4</u></p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units _____, including: <u>N/A</u></p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years <u>N/A</u></p> <p>Effective Date of Controls: <u>/ /</u></p> <p>Expiration Date of Controls: <u>/ /</u></p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input checked="" type="checkbox"/> CO Date: <u>11/30/1995</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: <u>/ / 1995</u></p> <p>Current License Date: <u>/ / APR 14 2010</u></p>
<p>Section 7:</p> <p>Has the project received project-based rental assistance? <u>Yes</u> <input checked="" type="checkbox"/> No; Length of commitment: _____</p> <p>Other operating subsidy sources: <u>NONE</u>; Length of commitment: _____</p> <p>Is the subsidy renewable? <u>Yes</u> <input type="checkbox"/> No</p>	
<p>Section 8: The following verification is attached:</p> <p><input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)</p> <p><input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9:</p> <p>Residents 18 yrs or older? <u>Yes</u> <input checked="" type="checkbox"/> No</p> <p>Population Served (describe): <u>PERMANENTLY DEVELOPMENTALLY DISABLED</u></p> <p>Age-restricted? <u>Yes</u> <input checked="" type="checkbox"/> No</p> <p>Accessible (in accordance with NJ Barrier Free Subcode)? <u>Yes</u> <input checked="" type="checkbox"/> No</p>	
<p>Section 10: Affirmative Marketing Strategy (check all that apply):</p> <p><input type="checkbox"/> DDD/DMHS/DHSS waiting list</p> <p><input type="checkbox"/> Affirmative Marketing Plan approved by the Council's Executive Director</p>	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: [Signature] 4-22-10
Project Administrator Date

Certified by: _____
Municipal Housing Liaison Date

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: BANCROFT NEUROHEALTH

Developer: N/A

Block: 469² Lot: 5 Street Address: 1932 GREENTREE RD Facility Name: GREENTREE GROUP HOME

<p>Section 1: Type of Facility:</p> <p><input checked="" type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other - Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input type="checkbox"/> HUD - Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input checked="" type="checkbox"/> Other - Please specify: <u>DDD & SCHOOL SUNDING DISTRICT</u></p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for:</p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households <u>4</u></p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units _____, including: <u>N/A</u></p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years <u>N/A</u></p> <p>Effective Date of Controls: ____/____/____</p> <p>Expiration Date of Controls: ____/____/____</p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input type="checkbox"/> CO Date: <u>10/25/1993</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: ____/____/____ <u>1993</u></p> <p>Current License Date: ____/____/____ <u>APRIL 2010</u></p>
<p>Section 7:</p> <p>Has the project received project-based rental assistance? ____ Yes <input checked="" type="checkbox"/> No; Length of commitment: _____</p> <p>Other operating subsidy sources: <u>NONE</u>; Length of commitment: _____</p> <p>Is the subsidy renewable? ____ Yes ____ No</p>	
<p>Section 8: The following verification is attached:</p> <p><input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)</p> <p><input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9:</p> <p>Residents 18 yrs or older? ____ Yes <input checked="" type="checkbox"/> No</p> <p>Population Served (describe): <u>PEDIATRIC</u></p> <p><u>DEVELOPMENTALLY DISABLED</u></p> <p>Age-restricted? ____ Yes <input checked="" type="checkbox"/> No</p> <p>Accessible (in accordance with NJ Barrier Free Subcode)? ____ Yes <input checked="" type="checkbox"/> No</p>	
<p>Section 10: Affirmative Marketing Strategy (check all that apply):</p> <p><input type="checkbox"/> DDD/DMHS/DHSS waiting list</p> <p><input type="checkbox"/> A Affirmative Marketing Plan approved by the Council's Executive Director</p>	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: Jack Day

4-22-10
Date

Certified by: [Signature]
Municipal Housing Liaison

Date

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: BANCROFT NEURO HEALTH

Developer: N/A

Block: 328+8 Lot: 2 Street Address: 402 BARBY LN Facility Name: BANCROFT GROUP HOME

<p>Section 1: Type of Facility:</p> <p><input checked="" type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other - Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input type="checkbox"/> HUD - Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input checked="" type="checkbox"/> Other - Please specify: <u>MEDICARE WAIVER & INSURANCE</u></p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for:</p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households <u>4</u></p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units _____, including: <u>N/A</u></p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years <u>N/A</u></p> <p>Effective Date of Controls: _____</p> <p>Expiration Date of Controls: _____</p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input checked="" type="checkbox"/> CO Date: <u>1/1/JUNE 2008</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: <u>1/1/JUNE 2008</u></p> <p>Current License Date: <u>1/1/APRIL 2010</u></p>
<p>Section 7:</p> <p>Has the project received project-based rental assistance? <u>Yes</u> <input checked="" type="checkbox"/> No: Length of commitment: _____</p> <p>Other operating subsidy sources: <u>NONE</u>; Length of commitment: _____</p> <p>Is the subsidy renewable? <u>Yes</u> <input type="checkbox"/> No <input type="checkbox"/></p>	
<p>Section 8: The following verification is attached:</p> <p><input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)</p> <p><input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9:</p> <p>Residents 18 yrs or older? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Population Served (describe): <u>ADULT</u></p> <p>Age-restricted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Accessible (in accordance with NJ Barrier Free Subcode)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Section 10: Affirmative Marketing Strategy (check all that apply):</p> <p><input type="checkbox"/> DDD/DMHS/DHSS waiting list</p> <p><input type="checkbox"/> Affirmative Marketing Plan approved by the Council's Executive Director</p>	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: [Signature] Date: 4-22-10

Certified by: [Signature] Date: _____

Municipal Housing Liaison

Date

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: BANCROFT NEWSTEAD

Developer: N/A

Block: 513-18 Lot: 10 Street Address: 121 THORNHILL RD. Facility Name: THORNHILL GROUP HOME

<p>Section 1: Type of Facility:</p> <p><input checked="" type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other - Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input type="checkbox"/> HUD - Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input checked="" type="checkbox"/> Other - Please specify: <u>DDD & SECTION 504 NG DISTRICT</u></p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for:</p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households <u>4</u></p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units _____, including: <u>N/A</u></p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years <u>N/A</u></p> <p>Effective Date of Controls: ____/____/____</p> <p>Expiration Date of Controls: ____/____/____</p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input checked="" type="checkbox"/> CO Date: <u>1/1/2008</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: <u>1/1/2008</u></p> <p>Current License Date: <u>1/1/2010</u></p>
<p>Section 7:</p> <p>Has the project received project-based rental assistance? <u>Yes</u> <input checked="" type="checkbox"/> No; Length of commitment: _____</p> <p>Other operating subsidy sources: <u>NONE</u>; Length of commitment: _____</p> <p>Is the subsidy renewable? <u>Yes</u> <input type="checkbox"/> No</p>	
<p>Section 8: The following verification is attached:</p> <p><input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)</p> <p><input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9:</p> <p>Residents 18 yrs or older? <u>Yes</u> <input checked="" type="checkbox"/> No</p> <p>Population Served (describe): <u>PSYCHIATRIC</u></p> <p><u>DEMENTIA/DISABLED</u></p> <p>Age-restricted? <u>Yes</u> <input checked="" type="checkbox"/> No</p> <p>Accessible (in accordance with NJ Barrier Free Subcode)? <u>Yes</u> <input checked="" type="checkbox"/> No</p>	
<p>Section 10: Affirmative Marketing Strategy (check all that apply):</p> <p><input type="checkbox"/> DDD/DMHS/DHSS waiting list</p> <p><input type="checkbox"/> Affirmative Marketing Plan approved by the Council's Executive Director</p>	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: [Signature] 4-22-10
Project Administrator Date

Certified by: [Signature] _____
Municipal Housing Liaison Date

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: BANKROFT NEWKENTON

Developer: N/A

Block: 513-23 Lot: 8 Street Address: 16 Locust Grove Facility Name: Locust Grove Group Home

<p>Section 1: Type of Facility:</p> <p><input checked="" type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other - Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input type="checkbox"/> HUD - Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input checked="" type="checkbox"/> Other - Please specify: <u>DDD & Section 504 DISTRICT</u></p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
--	---

<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for:</p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households <u>4</u></p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units _____, including: <u>N/A</u></p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
---	--

<p>Section 5:</p> <p>Length of Controls: _____ years <u>N/A</u></p> <p>Effective Date of Controls: _____</p> <p>Expiration Date of Controls: _____</p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input checked="" type="checkbox"/> CO Date: <u>1/1/2006</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: <u>1/1/2006</u></p> <p>Current License Date: <u>1/1/2010</u></p>
--	--

Section 7:

Has the project received project-based rental assistance? Yes ☒ No: Length of commitment: _____

Other operating subsidy sources: NONE; Length of commitment: _____

Is the subsidy renewable? Yes ☐ No

Section 8: The following verification is attached:

☐ Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)

☐ Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)

Section 9:

Residents 18 yrs or older? Yes ☒ No

Population Served (describe): PELVIC

Developmentally Disabled

Age-restricted? Yes ☒ No

Accessible (in accordance with NJ Barrier Free Subcode)? Yes ☒ No

Section 10: Affirmative Marketing Strategy (check all that apply):

☐ DDD/DMHS/DHSS waiting list

☐ Affirmative Marketing Plan approved by the Council's Executive Director

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: [Signature] 4-22-10
Project Administrator Date

Certified by: _____
Municipal Housing Liaison Date

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: BANKROFT NEUROLOGICAL

Developer: N/A

Block: 161-01 Lot: 1 Street Address: 603 HANOVER AVE Facility Name: HANOVER GROUP HOME

<p>Section 1: Type of Facility:</p> <p><input checked="" type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other - Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input type="checkbox"/> HUD - Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input checked="" type="checkbox"/> Other - Please specify: <u>DDD SCHOOL SAVING DISTRICT</u></p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for:</p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households <u>3</u></p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units _____, including: <u>N/A</u></p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years <u>N/A</u></p> <p>Effective Date of Controls: ____/____/____</p> <p>Expiration Date of Controls: ____/____/____</p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input checked="" type="checkbox"/> CO Date: <u>Aug 2005</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: <u>Aug 2005</u></p> <p>Current License Date: <u>April 2010</u></p>
<p>Section 7:</p> <p>Has the project received project-based rental assistance? <u>Yes</u> <input checked="" type="checkbox"/> No; Length of commitment: _____</p> <p>Other operating subsidy sources: <u>NONE</u>; Length of commitment: _____</p> <p>Is the subsidy renewable? <u>Yes</u> <input type="checkbox"/> No <input type="checkbox"/></p>	
<p>Section 8: The following verification is attached:</p> <p><input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)</p> <p><input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9:</p> <p>Residents 18 yrs or older? <u>Yes</u> <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Population Served (describe): <u>ADULTS</u></p> <p><u>DEVELOPMENTALLY DISABLED</u></p> <p>Age-restricted? <u>Yes</u> <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Accessible (in accordance with NJ Barrier Free Subcode)? <u>Yes</u> <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	
<p>Section 10: Affirmative Marketing Strategy (check all that apply):</p> <p><input type="checkbox"/> DDD/DMHS/DHSS waiting list</p> <p><input type="checkbox"/> Affirmative Marketing Plan approved by the Council's Executive Director</p>	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: [Signature]

Project Administrator

Date

Certified by: [Signature]

Municipal Housing Liaison

Date

Council on Affordable Housing (COAH) Supportive and Special Needs Housing Survey

Municipality: Township of Cherry Hill

County: Camden

Sponsor: ARCHST NEWARK

Developer: N/A

Block: 404-18 Lot: 13 Street Address: 123 IRON MASTER RD Facility Name: IRON MASTER GROUP HOME

<p>Section 1: Type of Facility:</p> <p><input checked="" type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other - Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input type="checkbox"/> HUD - Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input checked="" type="checkbox"/> Other - Please specify: <u>DDD</u></p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for:</p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households <u>4</u></p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units _____, including: <u>N/A</u></p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years <u>N/A</u></p> <p>Effective Date of Controls: <u>1/1/11</u></p> <p>Expiration Date of Controls: <u>1/1/11</u></p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input checked="" type="checkbox"/> CO Date: <u>1/1/2006</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: <u>1/1/2006</u></p> <p>Current License Date: <u>1/1/2010</u></p>
<p>Section 7:</p> <p>Has the project received project-based rental assistance? <u>Yes</u> <input checked="" type="checkbox"/> No; Length of commitment: _____</p> <p>Other operating subsidy sources: <u>NONE</u>; Length of commitment: _____</p> <p>Is the subsidy renewable? <u>Yes</u> <input type="checkbox"/> No <input type="checkbox"/></p>	
<p>Section 8: The following verification is attached:</p> <p><input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)</p> <p><input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9:</p> <p>Residents 18 yrs or older? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>ADULT</u></p> <p>Population Served (describe): <u>DEVELOPMENTALLY DISABLED</u></p> <p>Age-restricted? <u>Yes</u> <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Accessible (in accordance with NJ Barrier Free Subcode)? <u>Yes</u> <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	
<p>Section 10: Affirmative Marketing Strategy (check all that apply):</p> <p><input type="checkbox"/> DDD/DMHS/DHSS waiting list</p> <p><input type="checkbox"/> Affirmative Marketing Plan approved by the Council's Executive Director</p>	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: [Signature]

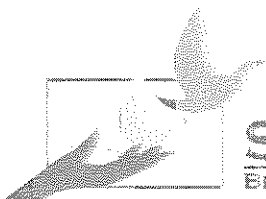
Project Administrator

Date

Certified by: [Signature]

Municipal Housing Liaison

Date



STEININGER
BEHAVIORAL CARE SERVICES

SELF-RELIANCE THROUGH CARING SERVICE

July 20, 2010

Mr. Richard B. Scalia, Project Manager
Bernard & Nebenzahl, LLC
77 North Union Street
Lambertville, NJ 08530

Re: Block 449.01, Lot 9 -22 E. Ormond Ave.
Cherry Hill, NJ

Dear Mr. Scalia:

Enclosed you will find your completed COHA Supportive & Special Needs Housing Survey for our Crisis House property, as you had requested. Our facility is a transitional facility that services the Severely Mentally Ill (SPMI) population in Camden County. Our facility is licensed by The State of New Jersey, Department of Human Services, which also supplies the grant for its operation.

This short-term (max. 21 day stay) residential facility can service a maximum of (5) clients at a time and is staffed on a 24/7 basis.

Should you have any questions, please feel free to contact me at 856-482-8747 x4110.

Sincerely,

Thomas J. Manojon
Vice President -Administrative Operations

Please Reply to:

☒ Administrative Offices
499 Cooper Landing Road
Cherry Hill, NJ 08002
Phone: (856) 482-8747

☐ 19 E. Ormond Avenue
Cherry Hill, NJ 08034
Phone: (856) 428-1300

☐ 128 Cross Keys Road
Berlin, NJ 08009
Phone: (856) 210-1500



Municipality: Township of Cherry HillCounty: CamdenSponsor: STEININGER BEHAVIORAL CARE SERVICES INCDeveloper: SAMEBlock: 4401 Lot: 9 Street Address: 20 E. ORCHARD AVEFacility Name: STEININGER CRISIS HOUSE

Section 1: Type of Facility:

- ☒ Licensed Group Home
- ☐ Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)
- ☐ Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)
- ☐ Permanent supportive housing
- ☐ Supportive shared housing

☒ Other - Please specify: CRISIS HOUSETRANSITION PLAN STAY 21 DAYS
AT HOUSING

Section 2: Sources and amount of funding committed to the project:

- ☐ Capital Application Funding Unit \$ _____
- ☐ HMFA Special Needs Housing Trust Fund \$ _____
- ☐ Balanced Housing - Amount \$ _____
- ☐ HUD - Amount \$ _____ Program _____
- ☐ Federal Home Loan Bank - Amount \$ _____
- ☐ Farmers Home Administration - Amount \$ _____
- ☐ Development fees - Amount \$ _____
- ☒ Bank financing - Amount \$ 141,000 - ORIGINAL
- ☒ Other - Please specify: FOR 240-HR IMPROVEMENT
- ☐ For proposed projects, please submit a pro forma
- ☐ Municipal resolution to commit funding, if applicable
- ☐ Award letter/financing commitment (proposed new construction projects only)

Section 3: For all facilities other than permanent supportive housing:

Total # of bedrooms reserved for: _____ CLIENTS

Very low-income clients/households 3 WITH

Low-income clients/households — MENTAL

Moderate-income clients/households — ILLNESS

Market-income clients/households —

Section 4: For permanent supportive housing:

Total # of units N/A, including:

of very low-income units _____

of low-income units _____

of moderate-income units _____

of market-income units _____

Section 5:

Length of Controls: 17 years

Effective Date of Controls: 2/16/1993

Expiration Date of Controls: -/-/- N/A

Average Length of Stay: — months (transitional facilities only)

MAX. STAY 21 DAYS
CRISIS HOUSE

Section 6:

☐ CO Date: 1/1/1

For licensed facilities, indicate licensing agency:

☐ DDD ☒ DMHS ☐ DHSS ☐ DCA ☐ DCF

☐ Other _____

Initial License Date: 6/1/2000

Current License Date: 10/26/2010

Section 7:

Has the project received project-based rental assistance? Yes ☒ No: Length of commitment: —

Other operating subsidy sources: DMHS - CONTRACT; Length of commitment: ANNUAL

Is the subsidy renewable? ☒ Yes ☐ No

Section 8: The following verification is attached:

- ☐ Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)
- ☐ Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)

Section 9:

Residents 18 yrs or older? ☒ Yes ☐ No

Age-restricted? Yes ☒ No ADULTS ONLY

Population Served (describe): TRANSITION/STABILIZATION

Accessible (in accordance with NJ Barrier Free Subcode)? Yes ☒ No

FOR CLIENTS SUFFERING FROM MENTAL ILLNESS

Section 10: Affirmative Marketing Strategy (check all that apply):

- ☒ DDD/DMHS/DHSS waiting list
- ☐ Affirmative Marketing Plan approved by the Council's Executive Director

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: Thomas J. Marcano, V.P. - Admin. Affs. 7/20/2010

Perini & Venzahl, L.L.C.

Housing and Land Use Planners
Municipal Consultants

July 30, 2010

Mr. Render Jones
Pilot Services
289 Jackson Road
Berlin, New Jersey 08009

RE: Group Home Survey – Cherry Hill Township
Pilot Services Group Home Facility
204 Lenape Road (Block 281.01, Lot 23)
Cherry Hill, New Jersey

Dear Mr. Jones:


As a follow-up to our telephone conversation earlier this week, this is to confirm that the above referenced group home facility in Cherry Hill, New Jersey is occupied and utilized for developmentally disabled adults, and is restricted to persons age 18 and over.

To verify the use of the above referenced facility as noted herein, kindly sign and date this letter below as indicated, and return one original signed letter to our office. Two (2) original letters and a self-addressed stamped envelope are provided for your use.

Should you have any questions, please feel free to call Mr. Art Bernard at our Lambertville office (609-397-8070). Your cooperation and assistance are greatly appreciated.

Very truly yours


Richard B. Scalia
Project Manager


(sign)
Name (print): Render Jones Jr
Date: 8/4/10

Cc: Art Bernard, P.P.

40 Brunswick Woods Drive, East Brunswick, New Jersey 08816 Phone 732-257-4040 Fax 732-257-7953
77 North Union Street, Lambertville, New Jersey 08530 Phone 609-397-8070 Fax 609-397-8084
61 Carrar Drive, Watchung, New Jersey 07069 Phone 908-756-0040 Fax 908-791-1165

RECEIVED
JUL 20 2011
COMMUNITY DEVELOPMENT

**Council on Affordable Housing (COAH)
Supportive and Special Needs Housing Survey**

Municipality: CHERRY HILL TOWNSHIP

County: CAMDEN

Sponsor: Employ Ability Unlimited, Inc.

Developer: _____

Block: 289.01 Lot: 28

Street Address: 331 Oak Ave

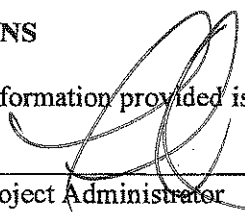
Facility Name: 331 Oak Ave

<p>Section 1: Type of Facility:</p> <p><input checked="" type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other – Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project :</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing – Amount \$ _____</p> <p><input type="checkbox"/> HUD – Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank – Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration – Amount \$ _____</p> <p><input type="checkbox"/> Development fees – Amount \$ _____</p> <p><input type="checkbox"/> Bank financing – Amount \$ _____</p> <p><input type="checkbox"/> Other – Please specify: _____</p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for:</p> <p>Very low-income clients/households <u>5</u></p> <p>Low-income clients/households _____</p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units <u>4</u>, including:</p> <p># of very low-income units <u>4</u></p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years</p> <p>Effective Date of Controls: ____/____/____</p> <p>Expiration Date of Controls: ____/____/____</p> <p>Average Length of Stay: _____ months (transitional facilities only)</p> <p><u>ANNUAL</u> <u>CONTACT</u> <u>VIA</u></p> <p><u>STATE</u> <u>of</u> <u>NJ</u></p>	<p>Section 6:</p> <p><input checked="" type="checkbox"/> CO Date: <u>6/25/98</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: <u>6/28/1998</u></p> <p>Current License Date: <u>7/30/10 to 7/31/11</u></p>

Section 7: Has the project received project-based rental assistance? ___ Yes <u>X</u> No; Length of commitment: _____ Other operating subsidy sources: _____; Length of commitment: _____ Is the subsidy renewable? ___ Yes ___ No	
Section 8: The following verification is attached: <input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.) <input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)	
Section 9: Residents 18 yrs or older? <u>X</u> Yes ___ No Age-restricted? <u>X</u> Yes ___ No <u>21</u> ↑ Population Served (describe): <u>ADULTS</u> <u>5</u> <u>DEVELOPMENTAL DISABILITY (FEMALE)</u> Accessible (in accordance with NJ Barrier Free Subcode)? <u>X</u> Yes ___ No	
Section 10: Affirmative Marketing Strategy (check all that apply): <input checked="" type="checkbox"/> DDD/DMHS/DHSS waiting list <input type="checkbox"/> Affirmative Marketing Plan approved by the Council's Executive Director	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by:  Project Administrator	<u>7/11/11</u> Date
Certified by: _____ Municipal Housing Liaison	_____ Date

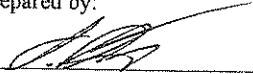
JOHN A. AFFORD, JR. & TARA C. AFFORD

Record and return to:

TO

Grantee.

Prepared by:


STEPHANIE SHRETER, ESQUIRE

DEED

This Deed is made on May 8, 1997.

BETWEEN John A. Afford, Jr. And Tara C. Afford, husband and wife

whose address is 78 Patty Bowker Road, Tabernacle, New Jersey 08088 referred to as the Grantor.

AND Employ Ability Unlimited Inc.

whose post office address is 331 Oak Avenue, Cherry Hill, New Jersey 08002 referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **ONE HUNDRED THIRTY THREE THOUSAND DOLLARS (\$133,000.00)**.....

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Cherry Hill.

Block No. 289.01 Lot No. 28 Account No.

() No property tax identification number is available on the date of the deed. (Check box if applicable.)

Property. The property consists of the land and all buildings and structures on the land in the Township of Cherry Hill, County of Camden and State of New Jersey. The legal description is:

BEGINNING at a stone in the middle line of Oak Avenue (extended) distant 1175.07 feet Southwardly from the intersection of the middle line of Church Road with the middle line of Oak Avenue; thence

- (1) North 68 degrees 39 minutes West, 255.84 feet to a stone corner to Neubauer; thence
- (2) South 17 degrees 45 minutes West 98.50 feet to a point; thence
- (3) South 68 degrees 39 minutes East, 255.84 feet to a point in the middle line of Oak Avenue; thence
- (4) Continuing in the middle line of Oak Avenue North 17 degrees 45 minutes West, 98.50 feet to the point and place of BEGINNING.

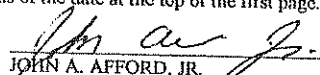
BEING Lot 28 in Block 289.01 on the Tax Map.

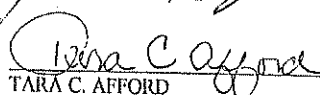
BEING the same lands and premises that became vested in JOHN A. AFFORD, JR. and TARA C. AFFORD, husband and wife, on July 28, 1986, recorded July 31, 1986 in Deed Book 4146, page 875..

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

 (Seal)
JOHN A. AFFORD, JR.

 (Seal)
TARA C. AFFORD


STATE OF NEW JERSEY, COUNTY OF CAMDEN

SS.:

I CERTIFY that on May 8, 1997.

JOHN A. AFFORD, JR. and TARA C. AFFORD personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed, and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$133,000.00 as full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)


(print name and title below signature)
Stephanie Sheto, Esq.
Attorney At Law - State of New Jersey

October 10, 2001

Susan Jacobucci, Esq.
Township of Cherry Hill
820 Mercer Street
P.O. Box 5002
Cherry Hill, NJ 08034

Re: Fair Share Housing Center, Inc. et als vs Cherry Hill Township, et als
Docket No. L-042750-85 PW

Dear Susan:

Blanche Ellis of the NJ Department of Human Services has reviewed the list of group homes which the Township provided (Exhibit Q to your Certification of August 28, 2001 in the above-captioned matter) and has provided the information indicated on the attached list entitled "Cherry Hill Township – Group Home Contract Status."

Based on Ms. Ellis' information it appears that 5 facilities in Cherry Hill have capital grant agreements with the NJ Department of Human Services and are licensed by the Division of Developmental Disabilities. These facilities (#1, 10, 14, 17 and 27 on the Township's list) have a total of 20 bedrooms. Consequently, under COAH rules and procedures they are eligible for 20 credits.

The extent of credits due for the balance of the facilities will depend on the documentation which I requested in my letter to you of October 9, 2001.

On a related topic, enclosed please find the housing rehabilitation program monitoring forms which are utilized by COAH. Rather than reinventing the wheel, I believe the information required by COAH for municipal monitoring should be adequate for the current Court analysis. Please complete the Rehabilitation Form for the rehabilitated units which are being claimed by the Township. Also, please specify the source of funding for the rehabilitation work completed to date.

As always, let me know if you have any questions or comments regarding these issues.

Sincerely,

Susan Jacobucci, Esq.

Re: Fair Share Housing Center, Inc. et als vs Cherry Hill Township, et als
Docket No. L-042750-85 PW

October 12, 2001

Page 2 of 2

Philip B. Caton, PP, AICP

PBC/jlh

Enc.

c: Ronald C. Morgan, Esq.
Peter J. O'Connor, Esq.
Allen S. Zeller, Esq.

Appendix G

DEVELOPMENT FEE ORDINANCE

TOWNSHIP CLERK'S OFFICE
CHERRY HILL, NEW JERSEY

I, Nancy L. Saffos, Municipal Clerk, of the Township of Cherry Hill, in the County of Camden, State of New Jersey, do hereby certify that the attached is a true copy of

ORDINANCE 2010-18

Passed by the Township Council of the Township of Cherry Hill, New Jersey the 9TH day of AUGUST 2010 as taken from and compared with the original now on file in my office.

In Testimony Whereof, I have hereunto set my hand and seal of the Township of Cherry Hill, at Cherry Hill, New Jersey this

28TH DAY OF JULY 2011



Nancy L. Saffos, RMC
Municipal Clerk
Cherry Hill Township

ORDINANCE -- 2010-18

AN ORDINANCE AMENDING ARTICLE IX-A OF ORDINANCE 76-71, AS AMENDED, KNOWN AS THE ZONING ORDINANCE OF THE TOWNSHIP OF CHERRY HILL

WHEREAS, the Township Council of Cherry Hill, Camden County, determines that the Township's Zoning Ordinance is intended to maintain and improve the quality of life for all citizens of the Township; and

WHEREAS, it is the purpose of these articles to regulate and limit the uses of land to ensure the health, safety, and well being of the general public to protect the quality of life in the Township of Cherry Hill; and

WHEREAS, pursuant to the Municipal Land Use Law, *N.J.S.A. 40:55D-26(a)*, the Planning Board is undertaking a comprehensive review of the Cherry Hill Township Zoning Ordinance in an effort to comprehensively update the Ordinance to bring it into conformance with the current Master Plan, Federal ADA Guidelines and New Jersey Residential Site Improvement Standards as well as the Municipal Land Use Law; and

WHEREAS, *N.J.S.A. 40:55D-26(a)* authorizes the Planning Board to issue a report and recommendation to the governing body prior to the adoption of a development regulation, revision or amendment thereto and said report shall identify any provisions of the proposed development regulations, revisions or amendments which are inconsistent with the Master Plan and make recommendations concerning any such inconsistencies and any matters as the Planning Board deems appropriate; and

WHEREAS, the 2007 Reexamination Report states, "the comprehensive revision to the development control ordinance should be presented for review upon adoption of the Reexamination Plan and this Land Development Control Ordinance should reflect the mission statement of this Plan and be utilized as a tool to implement the goals and objectives of the Reexamination Plan" (p. 35).

WHEREAS, *N.J.S.A. 40:55D-1 et seq.* institutes the Planning and Zoning requirements for the development of land including the process through which payment is to be made towards professionals serving the municipality; and

WHEREAS, Ordinance 91-55 of the Township of Cherry Hill sets forth the schedule of fees required for applications and escrows required of applicants before the Cherry Hill Planning and Zoning Boards;

WHEREAS, Ordinance 2008-21 establishes the authority of Cherry Hill Township to collect a development fee to assist with meeting affordable housing obligations;

WHEREAS, it is necessary to revise said fees and therefore to repeal the current Ordinance 91-55 and 2008-21 of the Cherry Hill Township Code and replaced said Ordinance with the following, which hereafter follows the requirements set forth within *N.J.S.A. 40:55D-1 et seq.* and establishes a new application and escrow fee schedule;

WHEREAS, the Cherry Hill Township Planning Board discussed this Ordinance on July 19, 2010 and recommended that the Cherry Hill Township Council adopt this ordinance with revisions;

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Cherry Hill, that Ordinance 76-71 of the Township of Cherry Hill be and is hereby amended as follows:

SECTION 1. That the current Ordinance 91-55 of the Cherry Hill Zoning Ordinance is repealed, and a new Article IX-A FEES, GUARANTEES, INSPECTIONS & OFF-TRACT IMPROVEMENTS in the form attached hereto as "Attachment A" is hereby adopted as part of the Cherry Hill Zoning Ordinance;

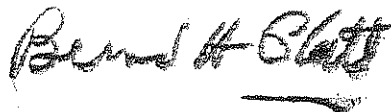
SECTION 2. REPEALER. Any and all ordinances inconsistent with the provisions of this ordinance be and the same are hereby repealed to the extent of any such inconsistencies;

SECTION 3. SEVERABILITY. In the event that any clause, section, or paragraph of this ordinance is deemed to be invalid for any reason, then it is hereby declared to be the intent of the governing body that the balance of the ordinance shall remain in full force and effect, the governing body hereby declaring that it would have adopted the remainder of the ordinance even without the offending provision;

SECTION 4. EFFECTIVE DATE. This ordinance shall take effect twenty (20) days passage and the proper notice of adoption as required by law.

INTRODUCED: JULY 26, 2010


ADOPTED: AUGUST 9, 2010



BERNARD A. PLATT
MAYOR


COUNCIL PRESIDENT

ATTEST:


NANCY L. SAFFOS, RMC
TOWNSHIP CLERK



**COUNCIL AGENDA
SUPPLEMENTAL INFORMATION SHEET**

COUNCIL ACTION REQUESTED: ORDINANCE

ACTION NEEDED BY: AUGUST 30, 2010

DETAILED EXPLANATION OF REQUEST:

The proposed Article IX-A, which addresses fees, guarantees, inspections, & off-tract improvements, is the sixth article to be presented to Township Council. These articles were reviewed by Township staff, professionals, Planning Board members, and the public. They were recommended for Township Council adoption by the Township Planning Board on July 19, 2010. Previous Articles I – IV-A were adopted by Township Council on February 8, 2010.

The adoption of Article IX-A is the second step of comprehensively updating the ordinance, which includes bringing the ordinance into conformance with RSIS, federal ADA guidelines, and current construction codes. The existing zoning ordinances consist of three separate ordinances containing 37 articles of 1976 Zoning Ordinance, 13 articles of the 1968 Subdivision Ordinance, and 5 articles of Ordinance 76-68. At the end of the adoption process, all 55 articles will be consolidated into one comprehensive ordinance of 12 articles. Once complete, the ordinance will be uploaded on-line, which will reduce calls, staff inquiries, and assist in a clearer and more transparent development process.

Article IX-A generally replaces Article XXVIII A & Subdivision Ordinance 68-1, specifically Ordinance 91-55, which addresses land use development application fees (last revised 1991) and Ordinance 2008-21, which addresses housing development fees. The most noticeable change from the existing ordinance includes the increase of fees and escrows that are comparative with other municipalities in immediate region. However, other improvements in the proposed ordinance include the following:

- Though the Housing Impact Fee (H.I.F.) ordinance essentially remains the same, it has been integrated into the overall Uniform Development Code.
- After a plan is approved and signed, the implementation of such plan requires inspections by Township staff and guarantees to ensure improvements are properly done. The proposed ordinance lays out clear procedures and standards of such inspections and guarantees so the multiple Township Departments (Community Development, Construction, Engineering, etc.), as well as the developer, know what is expected.
- Precise and important changes include the establishment of a fee to upgrade tax maps, explicit requirements and expansion of stop work orders, and detailed requirements for as-built plans.

INITIATED AND APPROVED BY:

July 26, 2010

DAVID BENEDETTI, PP, AICP
DIRECTOR

DEPARTMENT OF COMMUNITY DEVELOPMENT

APPROVED BY: BERNIE PLATT MAYOR

Figure 1. Projected Fee Revenue

TYPE OF APPLICATION/FEE	FY 2008-09						FY 2009-10					
	EXISTING			PROPOSED			EXISTING			PROPOSED		
	Fee	Collective Fees	Fee	Collective Fees	Fee	Collective Fees	Fee	Collective Fees	Fee	Collective Fees	Fee	Collective Fees
"A" Appeal	0	\$ 35.00	\$ -	\$ 50.00	\$ -	\$ 50.00	1	\$ 35.00	\$ 35.00	\$ 50.00	\$ 50.00	\$ 50.00
"B" Appeal	1	\$ 35.00	\$ 35.00	\$ 50.00	\$ 50.00	\$ 50.00	0	\$ 35.00	\$ -	\$ 50.00	\$ -	\$ -
"C" Residential	16	\$ 150.00	\$ 2,400.00	\$ 200.00	\$ 3,200.00	\$ 3,200.00	17	\$ 150.00	\$ 2,550.00	\$ 300.00	\$ 5,100.00	\$ 5,100.00
"C" Non-Residential	27	\$ 300.00	\$ 8,100.00	\$ 500.00	\$ 13,500.00	\$ 13,500.00	10	\$ 300.00	\$ 3,000.00	\$ 500.00	\$ 5,000.00	\$ 5,000.00
"D" Residential	1	\$ 150.00	\$ 150.00	\$ 300.00	\$ 300.00	\$ 300.00	0	\$ 150.00	\$ -	\$ 300.00	\$ -	\$ -
"D" Non-Residential	19	\$ 300.00	\$ 5,700.00	\$ 500.00	\$ 9,500.00	\$ 9,500.00	14	\$ 300.00	\$ 4,200.00	\$ 500.00	\$ 7,000.00	\$ 7,000.00
Minor Site Plan	12	\$ 400.00	\$ 4,800.00	\$ 500.00	\$ 6,000.00	\$ 6,000.00	10	\$ 400.00	\$ 4,000.00	\$ 500.00	\$ 5,000.00	\$ 5,000.00
Preliminary Site Plan	6	\$ 400.00	\$ 2,400.00	\$ 500.00	\$ 3,000.00	\$ 3,000.00	7	\$ 400.00	\$ 2,800.00	\$ 500.00	\$ 3,500.00	\$ 3,500.00
Final Site Plan	4	\$ 400.00	\$ 1,600.00	\$ 500.00	\$ 2,000.00	\$ 2,000.00	6	\$ 400.00	\$ 2,400.00	\$ 500.00	\$ 3,000.00	\$ 3,000.00
Amended Site Plan	1	\$ 400.00	\$ 400.00	\$ 500.00	\$ 500.00	\$ 500.00	2	\$ 400.00	\$ 800.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00
Site Plan Waiver	16	\$ 100.00	\$ 1,600.00	\$ 100.00	\$ 1,600.00	\$ 1,600.00	10	\$ 100.00	\$ 1,000.00	\$ 100.00	\$ 1,000.00	\$ 1,000.00
Final Sub	0	\$ 300.00	\$ -	\$ 500.00	\$ -	\$ -	1	\$ 300.00	\$ 300.00	\$ 500.00	\$ 500.00	\$ 500.00
Minor Sub	4	\$ 400.00	\$ 1,600.00	\$ 500.00	\$ 2,000.00	\$ 2,000.00	0	\$ 400.00	\$ -	\$ 500.00	\$ -	\$ -
Sign. Permits			\$ 16,190.00		\$ 32,380.00			\$ 7,649.00		\$ 15,298.00		
COM. DEV subtotal		\$ 44,975.00	\$ 39,055.00	\$ 74,030.00				\$ 28,734.00	\$ 16,014.00	\$ 44,748.00		
CONSTR. Zoning Permits		\$ 13,820.00	\$ 13,820.00	\$ 27,640.00				\$ 11,755.00	\$ 11,755.00	\$ 23,510.00		
TOTAL		\$ 103,770.00	\$ 71,930.00	\$ 175,700.00				\$ 69,223.00	\$ 43,783.00	\$ 113,006.00	\$ 288,706.00	\$ 114,713.00

Figure 2. Fee Comparison

TYPE OF APPLICATION/FEE	MOUNT LAUREL TOWNSHIP	WASHINGTON TOWNSHIP	PENNSAUKEN TOWNSHIP	CHERRY HILL (proposed)
VARIANCE				
A. Appeal: Res	\$40.00	\$250.00	\$150.00	\$50.00
A. Appeal: Non-Res	\$40.00	\$250.00	\$500.00	\$100.00
B. Interpretation: Res	\$200.00	\$250.00	\$150.00	\$50.00
B. Interpretation: Non-Res	\$200.00	\$250.00	\$500.00	\$100.00
C. Bulk: Res	\$200.00	\$250.00	\$150.00	\$200.00
C. Bulk: Non-Res	\$200.00	\$250.00	\$500.00	\$500.00
D. Use: Res	\$200.00	\$250.00	\$250.00	\$300.00
D. Use: Non-Res	\$200.00	\$250.00	\$500.00	\$500.00
Conditional Use	\$200.00			\$200.00
SITE PLAN				
Informal Concept Plan	\$100.00	\$100.00	\$200.00	\$0.00
Site Plan Waiver	\$100.00	\$750.00	\$200.00	\$100.00
Minor Site Plan	\$250.00	\$1,000.00	\$200.00	\$500.00
Preliminary Major Site (non-res)	\$275.00	\$1,500.00	\$200.00	\$500.00
Final Major Site (non-res)	\$275.00	\$1,500.00	\$200.00	\$500.00
General Development Plan				\$1,000.00
SUB PLAN				
Minor Subdivision Plan (res)	\$200.00	\$250.00	\$200.00	\$300.00
Minor Subdivision Plan (non-res)	\$200.00	\$1,000.00	\$200.00	\$300.00
Preliminary Major Sub (res)	\$275.00	\$750.00	\$300.00	\$500.00
Preliminary Major Sub (non-res)	\$275.00	\$1,500.00	\$300.00	\$500.00
Final Major Sub (res)	\$275.00	\$750.00	\$200.00	\$800.00
Final Major Sub (non-res)	\$275.00	\$1,500.00	\$200.00	\$800.00
MISC				
Property Owner List	\$10.00			\$10.00
Publication of Decision	\$40.00			\$25.00
Sketch Sub Plan	\$200.00		\$200.00	
Site Plan Alteration	\$200.00			
Extension of Approval	\$150.00			\$100.00
Zoning Permit (res)	\$35.00	\$35 - \$200	\$50.00	\$20.00
Zoning Permit (non-res)	\$35.00	\$35 - \$200	\$50.00	\$50.00

year of ordinance

2010

2004

2005

1991

ATTACHMENT A

ARTICLE IX-A FEES, GUARANTEES, INSPECTIONS & OFF-TRACT IMPROVEMENTS

SECTION 901-A. APPLICATION & ESCROW FEES.

A. Fee & Escrow Schedule. Every application shall be accompanied by a check or checks payable to the Township of Cherry Hill in accordance with the following schedule:

APPLICATION TYPE	FILING FEE	REVIEW ESCROW
VARIANCES		
"A" Variance (Appeal)		
Residential	\$50.00	\$300.00
Non-Residential	\$100.00	\$300.00
"B" Variance (Interpretation): Certificate of Non-Conformity, Bldg Permit in Mapped Street		
Residential	\$50.00	\$200.00
Non-Residential	\$100.00	\$500.00
"C" Variance (Bulk)		
Residential	\$200.00	\$700.00
Non-Residential	\$500.00	\$1,000.00
"D" Variance (Use)		
Residential	\$300.00	\$700.00
Non-Residential	\$500.00	\$1,000.00
SUBDIVISION PLANS		
Minor Subdivision Plan	\$300.00 + (\$50.00/lot)	\$500.00/lot
Preliminary Major Subdivision Plan		
Up to 30 lots	\$500.00 (+ \$50.00/lot)	\$2,000 + (\$500.00/lot)
31 lots or more	\$500.00 (+ \$50.00/lot)	\$10,000 + (\$100.00/lot)
Final Major Subdivision Plan		
Up to 30 lots	\$500.00 (+ \$50.00/lot)	\$1,000 + (\$300.00/lot)
31 lots or more	\$500.00 (+ \$50.00/lot)	\$5,000 + (\$50.00/lot)
Preliminary & Final Major Subdivision Plan		
Up to 30 lots	\$800.00 (+ \$50.00/lot)	\$3,000 + (\$800.00/lot)
31 lots or more	\$800.00 (+ \$50.00/lot)	\$15,000 + (\$150.00/lot)
Amended Subdivision Plan	\$300.00	25% of preliminary escrow
SITE PLANS		
Site Plan Waiver	\$100.00	\$500.00
Minor Site Plan	\$500.00	\$1,500.00
Preliminary Site Plan		
Residential	\$500.00	\$2,000 + (\$50.00/unit)
Non-Residential	\$500.00	\$2,500 + (\$100.00/acre)
Final Site Plan		
Residential	\$500.00	\$2,000 + (\$50.00/unit)
Non-Residential	\$500.00	\$2,500 + (\$100.00/acre)
Preliminary & Final Site Plan		
Residential	\$1,000.00	\$4,000 + (\$100/unit)
Non-Residential	\$1,000.00	\$5,000 + (\$200.00/acre)
Amended Site Plan	\$300.00	25% of preliminary escrow
General Development Plan	\$1,000.00	\$10,000.00

MISCELLANEOUS		
Concept Plan Workshop	-	\$300.00
Conditional Use	\$200.00	\$300.00
Inspection Escrow	-	5% of cost estimate
Property Owners List	\$0.25/name or \$10.00, whichever is greater.	
Publication of Decision	\$25.00	-
Request for a Relief of Condition of Approval	\$50.00	\$200.00
Request for an Extension of Approval	\$100.00	\$300.00
Rezoning Request	\$100.00	\$500.00
Street Vacation	\$100.00	\$300.00
Submission and/or Design Waiver	\$100.00	-
PERMITS		
Sign Permit Application	\$20.00	-
Sign Permit	\$2.00/square foot or \$50.00, whichever is greater.	
Sign Permit Renewal	\$20.00	-
Zoning Permit		
Residential	\$20.00	-
Non-Residential	\$50.00	-

- B. Purpose of Fees. The application charge is a flat fee to cover direct administrative expenses and is non-refundable. The escrow account is established to cover the costs of professional services including engineering, legal, planning and other expenses connected with the review of the submitted materials. In accordance with N.J.S.A. 40:55D-53 and N.J.S.A. 40:55D-53.1, sums not utilized in the review process shall be returned to the applicant upon written request. If additional sums are deemed necessary, the applicant shall be notified in writing of the required additional amount and shall add such sum to the escrow. Payment shall be due from the applicant within fifteen (15) days of receipt of notice. If payment is not received within fifteen (15) days, the applicant shall be considered to be in default, and such default may be grounds for deeming the application incomplete.
- C. More Than One Request. Where one application for development includes several approval requests, the sum of the individual required fees for each approval request shall be paid.
- D. Costs of Review & Inspection. Each applicant submitting an application for review by the Planning or Zoning Board shall agree in writing to pay all reasonable costs for professional review of the application, including costs incurred with any informal review of a concept plan which may have preceded the submission of a preliminary application. Additionally, each applicant shall agree in writing to pay all reasonable costs for the municipal inspection of the constructed improvements. All such costs for review and inspection shall be paid upon request and prior to the issuance of any construction permits. All remaining costs must be paid in full upon request and before any certificate of occupancy is issued or bonds are released.
- E. Court Reporter. If an applicant desires a court reporter, the cost of said reporter for taking testimony and transcribing it and providing a copy of the transcript to the municipality shall be at the expense of the applicant who shall arrange for the reporter's attendance. The municipality provides for the recording of the proceedings.

held before the Board.

- F. Waiver of Fees for Affordable Housing. Notwithstanding any other provision of this ordinance, a waiver of all municipal subdivision and site plan escrow fees and building permit and certificate of occupancy fees shall be granted by the applicable Board for all housing units being provided by the applicant for low and moderate income families, in accordance with the Housing Element of the Master Plan.

SECTION 902-A. AFFORDABLE HOUSING FEES & PROCEDURES.

A. Purpose.

1. In *Holmdel Builder's Association V. Holmdel Township*, 121 NJ. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the *Fair Housing Act of 1985* (the Act), N.J.S.A. 52:27d-301 et seq., and the State Constitution, subject to the Council on Affordable Housing's (COAH's) adoption of rules.
2. Pursuant to P.L.2008, c.46 section 8 (C.52:27D-329.2) and the *Statewide Non-Residential Development Fee Act* (C. 40:55D-8.1 through 8.7), COAH is authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the COAH or court of competent jurisdiction and have a Court-approved spending plan may retain fees collected from non-residential development.
3. This ordinance establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's regulations and in accordance PL.2008, c.46, Sections 8 and 32-38. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing low- and moderate-income housing consistent with COAH rules and regulations, statutes and ordinances. This ordinance shall be interpreted within the framework of COAH's rules on development fees, codified at N.J.A.C. 5:97-8.

B. Basic Requirements.

1. This ordinance shall not be effective until approved by a Court pursuant to N.J.A.C. 5:96-5.1.
2. Unless otherwise ordered by the Court, Cherry Hill Township shall not spend development fees until a Court has approved a plan for spending such fees in conformance with N.J.A.C. 5:97-8.10 and N.J.A.C. 5:96-5.3.

- C. Definitions. Unless specifically defined in §202, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

D. Residential Development Fees.

1. Imposed Fees.

- a. Within the residential zones of RA, RAPC, R1, R2, R3, R7, R10 and R20, residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of one and one-half (1.5%) percent of the equalized assessed value for residential development provided no increased density is permitted.
- b. When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a 'd' variance) has been permitted, developers may be required to

pay a development fee of one and one-half (1.5%) percent of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal one and a half percent of the equalized assessed value on the first two units; and the specified higher percentage up to six percent of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

2. Exactions. Eligible exactions, ineligible exactions and exemptions for residential development:
 - a. Affordable housing developments and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.
 - b. Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.
 - c. Developers of residential structures demolished and replaced as a result of a natural disaster, shall be exempt from paying a development fee.

E. Non-Residential Development Fees.

1. Imposed Fees.

- a. Within all zones, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to two and one-half (2.5%) percent of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
 - b. Non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to two and one-half (2.5%) percent of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.
 - c. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of two and a half (2.5%) percent shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvement and the equalized assessed value of the newly improved structure (i.e. land and improvement) at the time final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.
2. Exactions. Eligible exactions, ineligible exactions and exemptions for non-residential

development:

- a. The non-residential portion of a mixed-use inclusionary or market rate development shall be subject to the two and a half (2.5%) percent development fee, unless otherwise exempted below.
- b. The two and a half (2.5%) percent fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
- c. Non-residential developments shall be exempt from the payment of nonresidential development fees in accordance with the exemptions required pursuant to P.L.2008, c.46, as specified in the Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" or applicable form(s). Any exemption claimed by a developer shall be substantiated by that developer.
- d. A developer of a non-residential development exempted from the nonresidential development fee pursuant to P.L.2008, c.46 shall be subject to it at such time the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three (3) years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.
- e. If a property which was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within forty-five (45) days of the termination of the property tax exemption. Unpaid nonresidential development fees under these circumstances may be enforceable by Cherry Hill Township as a lien against the real property of the owner.

F. Collection Procedures.

1. Upon the granting of a preliminary, final or other applicable approval for a development, the Planning or Zoning Board shall direct its staff to notify the construction official responsible for the issuance of a building permit.
2. For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" to be completed as per the instructions provided. The Developer of a non-residential development shall complete Form N-RDF as per the instructions provided. The construction official shall verify the information submitted by the non-residential developer, as per the instructions provided in the Form N-RDF. The Tax Assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
3. The Construction Official responsible for the issuance of a building permit shall notify the Department of Community Development and the Township Tax Assessor of the first building permit being issued for any development in order that a determination can be made as to whether it is eligible and that is subject to a development fee.
4. Within ninety (90) days of receipt of that notice, the Township Tax Assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the

development.

5. The Construction Official responsible for the issuance of a final certificate of occupancy (C.O.) will notify the Township Tax Assessor and the Department of Community Development of any and all requests for the scheduling of a final inspection on property that is subject to a development fee.
 6. Within ten (10) business days of a request for the scheduling of a final inspection, the Township Tax Assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee in writing.
 7. Should the Township fail to determine or notify the developer of the amount of the development fee within ten (10) business days of the request for final inspection, the developer is still obligated to pay the fee. The developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in subsection b. of section 37 of P.L.2008, c.46 (C.40:55D-8.6).
 8. In all instances, fifty (50%) percent of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.
 9. Appeal of Development Fees.
 - a. Residential. A developer may challenge residential development fees imposed by filing a challenge with the Camden County Board of Taxation. Pending a review and determination by such Board, collected fees shall be placed in an interest bearing escrow account by Cherry Hill Township. Appeals from a determination of this Board may be made to the tax court, in accordance with the provisions of the *State Tax Uniform Procedure Law, R.S.54:48-i et seq.*, within ninety (90) days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
 - b. Non-Residential. A developer may challenge non-residential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within forty-five (45) days of receipt of the challenge, collected fees shall be placed in an interest bearing escrow account by Cherry Hill Township. Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the *State Tax Uniform Procedure Law, R.S.54:48-l et seq.*, within ninety (90) days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
- G. Affordable Housing Trust Fund.
1. There is hereby created a separate, interest-bearing Affordable Housing Trust Fund to be maintained by the Township chief financial officer (CFO) for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.

2. The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 - a. payments in lieu of on-site construction of affordable units;
 - b. developer contributed funds to make ten (10%) percent of the adaptable entrances in a townhouse or other multistory attached development accessible;
 - c. net rental income from municipally operated affordable housing units;
 - d. repayments from affordable housing program loans;
 - e. recapture funds;
 - f. proceeds from the sale of affordable units; and
 - g. any other funds collected in connection with Cherry Hill Township's affordable housing program.
3. Within seven (7) days from the opening of the Affordable Housing Trust Fund, Cherry Hill Township shall provide COAH with written authorization, in the form of a third-party escrow agreement between the municipality, and COAH to permit COAH to direct the disbursement of the funds as provided for in N.J.A.C. 5:97-8.13(b).
4. All interest accrued in the Affordable Housing Trust Fund shall only be used on eligible affordable housing activities approved by COAH or the court having jurisdiction.

H. Use of Funds.

1. The expenditure of all funds shall conform to a Spending Plan approved by the Court. Funds deposited in the Affordable Housing Trust Fund may be used for any activity approved by the Court to address the Cherry Hill Township's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment, market to affordable, or regional housing partnership programs, conversion of existing non-residential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or state standards, purchase of land for affordable housing, improvement of land to be used for affordable housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted pursuant to N.J.A.C. 5:97-8.7 through 8.9 and specified in the approved spending plan.
2. Funds shall not be expended to reimburse Cherry Hill Township for past housing activities.
3. At least thirty (30%) percent of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the Township Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning thirty (30%) percent or less of median income by region.
 - a. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, and

- assistance with emergency repairs.
- b. Affordability assistance to households earning thirty (30%) percent or less of median income may include buying down the cost of low or moderate income units in the municipal Fair Share Plan to make them affordable to households earning thirty (30%) percent or less of median income. The use of development fees in this manner shall entitle Cherry Hill Township to bonus credits pursuant to N.J.A.C. 5:97-3.7.
 - c. Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
4. Cherry Hill Township may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:96-18.
 5. No more than twenty (20%) percent of all revenues collected from development fees, may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than twenty (20%) percent of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH's monitoring requirements. Legal or other fees related to litigation opposing affordable housing sites or objecting to the Council's regulations and/or action are not eligible uses of the affordable housing trust fund.
- I. Monitoring. Cherry Hill Township shall complete and return to COAH all monitoring forms included in monitoring requirements related to the collection of development fees from residential and non-residential developers, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, barrier free escrow funds, rental income, repayments from affordable housing program loans, and any other funds collected in connection with Cherry Hill Township's housing program, as well as to the expenditure of revenues and implementation of the plan approved by the court. All monitoring reports shall be completed on forms designed by COAH.
 - J. Ongoing Collection of Fees. The ability for Cherry Hill Township to impose, collect and expend development fees shall expire with its judgment of compliance unless Cherry Hill Township has filed an adopted Housing Element and Fair Share Plan with the Court, has petitioned for substantive certification, and has received Court's approval of its development fee ordinance. If Cherry Hill Township fails to renew its ability to impose and collect development fees prior to the expiration of judgment of compliance, it may be subject to forfeiture of any or all funds remaining within its municipal trust fund. Any funds so forfeited shall be deposited into the "New Jersey Affordable Housing Trust Fund" established pursuant to section 20 of P.L.1985, c.222 (C.52:27D-320). Cherry Hill Township shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its substantive certification or judgment of compliance, nor shall Cherry Hill Township retroactively impose a development fee on such a development. Cherry

Hill Township shall not expend development fees after the expiration of its substantive certification or judgment of compliance.

SECTION 903-A. GUARANTEES & INSPECTIONS.

Before recording final subdivision plans, as a condition of final site plan approval, or as a condition of issuing a zoning permit pursuant to N.J.S.A. 40:55D-65d, the Administrative Official, for the purpose of assuring the installation and maintenance of on- and off-tract (pursuant to N.J.S.A. 40:55D-42) improvements, shall require and accept in accordance with the standards adopted by this Ordinance, the following:

- A. Performance Guarantee. The furnishing of a performance guarantee in favor of the Township of Cherry Hill in an amount not to exceed one hundred and twenty (120%) percent of the cost of installation, which cost shall be determined by the Township Engineer according to the method of calculation set forth in §904.B for improvements which the Board may deem necessary or appropriate, including streets, grading, pavement, gutters, curbs, sidewalks, street lighting, shade trees, surveyor's monuments, as shown on the final subdivision plan and required by Map Filing Law (N.J.S.A. 46:23-9.9 et seq.), culverts, storm sewers, drainage structures, public improvements of open space and, in the case of site plans only, improvements that are to be publicly dedicated, only.
- B. Maintenance Guarantee. Provision for a maintenance guarantee to be posted with the Township Council for a period not to exceed two (2) years after final acceptance of the improvement, in an amount not to exceed fifteen (15%) percent of the cost of the improvement, which cost shall be determined by the Township Engineer according to the method of calculation set forth in §904-A.B. In the event that other government agencies or public utilities automatically will own the utilities to be installed or the improvements are covered by a performance or maintenance guarantee to another government agency, no performance or maintenance guarantee, as the case may be, shall be required by the municipality for such utilities or improvements.
- C. The Municipal Engineer shall prepare an itemized cost estimate of the improvements covered by the performance guarantee, which itemized cost estimate shall be appended to each performance guarantee posted by the developer.

SECTION 904-A. CERTIFICATION OR GUARANTEE REQUIRED; ESTIMATE OF GUARANTEE.

- A. Improvements to be Installed. No final plan shall be approved unconditionally by the Planning or Zoning Board until the satisfactory completion and performance of all such required improvements have been certified to the Board by the Township Engineer, unless the owner shall have filed with the Township a performance guarantee sufficient in amount to cover the cost of all such improvements in uncompleted portions thereof as estimated by the Township Engineer, and assuring the installation of such uncompleted improvements on or before an agreed upon date.
- B. Determination of Performance Guarantee Estimate.
 1. Preparation of Estimate. A performance guarantee estimate shall be prepared by the Township Engineer or the developer's engineer and approved by the Township Engineer, setting forth all requirements for improvements as fixed by the Board and their estimated cost. The estimated cost of the installation of improvements determined by the Township Engineer shall be based on documented construction costs for public improvements prevailing in the general area of the Township.

2. Improvements to be Guaranteed. Improvements shall be defined to include construction and installation costs of grading, pavement, clearing, surveyor's monuments, drainage structure, storm sewers, sanitary sewers and other means of sewage disposal, water mains, fire protection features, streets, gutters, curbs, culverts, sidewalks, street lighting, shade trees, parking areas, landscaping, street signs, sedimentation and erosion control devices, public improvements of open space and other on-tract improvements and other improvements to be publicly dedicated. Any improvements installed prior to the application for final approval that do not meet Township or *Residential Site Improvement Standards* (N.J.A.C. 5:21-1 et seq.) shall be included in the performance guarantee.
 3. Appeal of Determination. The developer may appeal the Township Engineer's estimate to Township Council. Township Council shall decide the appeal within forty-five (45) days of receipt of the appeal in writing by the Township Clerk. After the developer posts a guarantee with the Township based on the cost of the installation of improvements as determined by the Township Council, she or he may institute legal action within one year of the posting in order to preserve the right to a judicial determination as to the fairness and reasonableness of the amount of the guarantee.
- C. Determination of Maintenance Guarantee Estimate The approved performance guarantee estimate shall fix the maintenance requirements of the utilities and improvements to be installed and completed by the developer. An approved surety company licensed in the State of New Jersey or cash bond meeting the requirements herein may be furnished to secure the maintenance guarantee, or the performance bond may be styled or amended to provide such security in reduced amount in keeping with the requirements.
- D. Performance & Maintenance Guarantee Approval.
1. The developer shall present two (2) copies of the performance and maintenance guarantees, in an amount equal to the total of the approved performance guarantee estimate, for approval as to form and execution by the Township Solicitor.
 2. The Township Solicitor shall forward his or her approval of the form of the performance and maintenance guarantee for consideration for adoption by the governing body.
- E. Bonding & Cash Requirements.
1. The performance guarantee shall be in the amount of guarantee estimate as determined by the Municipal Engineer and a performance bond should be issued with the applicant as principal. The bond is to be provided by an acceptable surety company licensed in the State of New Jersey, an irrevocable letter of credit drawn on a banking or savings and loan institution located in and licensed in the State of New Jersey, or such other form of security as may be approved by the Township Solicitor, or cash, or a certified check shall be deposited with the Township of Cherry Hill by payment to the Township Treasurer.
 2. The performance guarantee in favor of the Township shall be in an amount not to exceed one hundred and twenty (120%) percent of the cost of the installation and improvements. The Township Treasurer shall issue its receipt for such cash deposits and shall cause the same to be deposited in a bank named by the Township for this purpose to be retained as security for completion of all improvement

requirements and to be returned to the developer on completion of all required work and expiration of the period of maintenance guarantee or, in the event of default on the part of the subdivider, to be used by the Township of Cherry Hill to pay the cost and expense of obtaining completion of all requirements. Every bond, whether cash or surety, shall contain a clause to the effect that the obligation shall remain in full force and effect until such time as certification is received from the Township Engineer that the principal has met and complied with all specifications and requirements for which said cash or surety bond has been posted.

3. Ten (10%) percent of the amount of the approved performance guarantee estimates shall be deposited with the Township by the applicant in cash. The remaining ninety percent (90%) may be in cash, surety bond or other securities or guaranties approved by the Township Solicitor. In the event of default, the ten (10%) percent fund herein mentioned shall be first applied to the completion of the requirements and the cash or the surety shall thereafter be resorted to, if necessary, for the completion of the requirements. The cash or surety may recite the foregoing provisions. The Township Engineer's determination that the principal has defaulted in her or his obligation shall be binding and conclusive upon the principal.
4. Irrevocable letters of credit shall include, but not be limited to, the following provisions:
 - a. An unconditional payment obligation of the issuer running solely to the Township for an express initial period of time in the amount determined pursuant to N.J.S.A. 40:55D-53; and
 - b. Is for a period of time of at least two (2) years; and
 - c. Permits the Township to draw upon the letter of credit if the developer fails to furnish another letter of credit which complies with the provisions of this subsection thirty (30) days or more in advance of the expiration date of the letter of credit or such longer period in advance thereof as is stated in the letter of credit.
- F. Municipal Improvements. Sanitary sewerage improvements to be connected to the Township sanitary sewer system or to be owned or maintained by the Township shall be approved by said Township, in accordance with the design and performance standards set forth this ordinance and the requirements of the Township Department of Engineering. Performance and maintenance guarantees in favor of the Township Department of Engineering shall be required to assure proper construction and installation of such sanitary sewerage improvements and facilities and shall be posted with the Department of Engineering. All releases of Performance Guarantees posted for said sanitary improvements shall be secured from the Department of Engineering in accordance with its regulations and statute.
- G. Public Utilities. No performance or maintenance guarantee shall be required for the installation of utilities when the improvements have been or will be installed by the utility company involved.

SECTION 905-A. PRE-CONDITIONS TO COMMENCEMENT OF CONSTRUCTION.

- A. Required Pre-Conditions. Except as otherwise provided in §905-A.B below, no

construction of buildings, structures, site improvements (whether on-site or off-site) or other work shall be commenced on any site for which an approval is required pursuant to this Ordinance, until all of the following conditions are met:

1. Approvals and Signatures. All required local, County and State approvals shall have been obtained, including both preliminary and final approval, if required, and all required signatures are obtained on the final plat and/or site plan, after review by the appropriate officials.
2. Notification of Construction Start. The Township Engineer shall be notified by the developer not less than three (3) business days (excluding Saturdays and Sundays), in advance of the starting or re-starting of site clearing, construction or other work.
3. Inspector to be Present. Except where prior permission has been granted by the Township Engineer, no construction or work shall be performed unless the Township Engineer's inspector is present to insure satisfactory progress and completion of the construction.
4. Tax Map Update for Subdivisions. A fee will be required in conjunction with updating the tax maps, under N.J.S.A. 40:55D-8.

Tax Map Update for Subdivisions				
MINOR SUBDIVISION PLAN		MAJOR SUBDIVISION PLAN		
Calculate, Protract & Apply to Maps	\$50.00 / lot	Remove from Plat & Key Map	\$45.00 , lot	
All Lines Removed (dimensions)		Calculate Entire Tract (survey) Protraction		
Address Change		Match Plate Number		
Reduction of Maps (half size)		Surrounding Plate Changes		
Photocopies & Letters		Key Map Changes		
MISCELLANEOUS REVISIONS		Detail on Existing plate (i.e. 400'-scale)		
Street Name Change	\$20.00 / street	Reduction of Maps (half size)		
Dimension Change	\$5.00 / change	Photocopies & Letters		
Key Map Change	\$10.00 fee			

- B. Required Pre-Conditions Under Preliminary Approval. In the event that a developer elects to perform initial site construction of improvements based on a preliminary approval granted by the Planning and/or Zoning Board, construction may be commenced only after a revised preliminary plan has been submitted and signed, incorporating all conditions of approval required as a result of the public hearing and the resolution granting said preliminary approval. The developer shall still comply with §905-A.A as preconditions prior to the commencement of work.

1. Minor Subdivision. In the case of a minor subdivision, in the event that the developer elects to complete all improvements without posting the performance guarantee required by §904-A; no construction shall be commenced until a revised plan is submitted and signed, incorporating all conditions of approval as above. The developer shall still post the inspection escrow and notify the Township Engineer prior to commencement of work. Whether or not an inspection escrow is

- required, all site improvements under this subsection must be completed prior to the issuance of a Certificate of Occupancy, or within one hundred and twenty (120) days of a temporary Certificate of Occupancy if the performance guarantee covering the balance of the uncompleted improvements has been posted.
2. Relationship to UCC. The enforcement provisions of §1101-A shall be in addition to any other requirements of the Uniform Construction Code (UCC), as it may be amended or superseded, and the regulations promulgated pursuant thereto, governing construction permits. Nothing in this Ordinance shall relieve the developer or the contractors performing the work and construction from complying with all of the Uniform Construction Code requirements as enforced by the Township Construction Official.
- C. Stop Construction Orders. In the event that construction, including clearing, on any lands, buildings, structures, site improvements (whether on-site or off-site) or other work by any owner or developer of any site for which approval is required pursuant to this Ordinance, is commenced or continued contrary to the provisions of the Municipal Land Use Law, this Ordinance, or the conditions of any approval granted by any official, Board, or other entity pursuant to this Ordinance, or in violation of any denial of approval by said Official, Board, Mayor or his/her designees (including the Municipal Engineer and the Director of Community Development) may issue a written, dated stop construction order that shall require that construction shall immediately cease and shall further include the conditions upon construction may be resumed. The order shall be served on the owner or developer of the site, or the holder of the approval, in person or by certified mail, return receipt requested. If the owner, developer, or holder of the approval is not known or cannot be located, the notice may be served on the person in charge of, or apparently in charge of, the construction. No construction or work shall continue after service of a stop construction order, and construction shall not be resumed without written, dated permission of the Administrative or Construction Official (or her or his designee) removing or lifting the stop construction order.
- D. Staging & Completion of Improvements Installation.
1. Staging Schedule. In the case of major subdivisions, at the same time of granting final subdivision approval, the applicant shall submit a construction schedule to the Township Engineering Department for approval, establishing the scheduling and timing of installation of all improvements covered by the performance guarantee. The approved schedule shall be required for the protection of the interest of the public and of the residents, occupants and owners of the proposed development in the total completion of the project. The schedule shall be included in the resolution granting final approval and completion of the improvements in accordance with the schedule shall be a condition of approval.
 2. Completion of Improvements. Unless otherwise approved by the Planning or Zoning Board, based on the size of the development, specific site conditions, or improvements proposed, said schedule shall provide for all improvements to be completed within two (2) year period. The schedule shall be based on the performance guarantee estimate, as prepared by the Township Engineer at the time of final approval, in relation to the proposed number of construction permits for the project, and shall require at a minimum that prior to the time that seventy-

five (75%) percent of the construction permits are issued for the project, seventy-five (75%) percent of the improvements as set forth in the performance guarantee estimated shall be installed, inspected, and the performance guarantee reduced in that amount by the governing body.

3. Completion of Improvements by Plan Section. In the event that final approval is granted by sections, then the provisions of subsection §905-A.F, hereinabove, shall apply by sections. Prior to the granting of final approval for a subsequent section of the project, the Planning Board may require:
 - a. A report from the Township Engineer certifying that the developer is in compliance with the schedule previously adopted for a prior section; and
 - b. In the event that all of the certificates of occupancy have been issued for a prior section that all improvements have been completed for that section.
 4. Failure to Meet Schedule. At any time that the developer is not in compliance with the schedule required pursuant to this subsection, the governing body, at the request of the Planning Board, or upon its own motion based on information submitted by the Township Engineer, may order that the issuance of any further construction permits be suspended until certain, specified improvements are completed and certified by the Township Engineer as complete. The suspension of permits may be pursued independently or in conjunction with a formal declaration of default and action against the developer's performance guarantee for projects that received final approval prior to the effective date of this Ordinance, but are still under construction at the time of adoption hereof, the provisions of this subparagraph shall apply and construction permits may be withheld and/or default declared if the Township Engineer reports that the developer has received final approval in new sections and the improvements have not been completed in prior sections in which certificates of occupancy have been issued.
 5. Conveyance of Public Easements and Open Space. Prior to the approval by the governing body of the final reduction and release of the performance guarantee, all easements and open space shall be conveyed to the Township, or such other guarantee, as specified on the final plan, by deed containing a metes and bounds legal description.
 6. Extension of Time of Installation of Improvements. The time allowed for installation of the improvements for which a performance guarantee has been provided, may be extended by the governing body by resolution only upon written request of the developer. As a condition or part of any such extension, the amount of any performance guarantee shall be increased or reduced, as the case may be, to an amount not to exceed one hundred and twenty percent (120%) of the cost of the remaining construction and improvements to be installed as determined as of the time of the passage of the resolution.
- E. As-Built Plans. After completion of construction of the improvements covered by the performance guarantee, and prior to final acceptance by the Township of any improvements, the developer shall have the approved, final development plans and profiles to be updated to show "as-built" conditions. An as-built plan shall be submitted that indicates the constructed conditions and/or location of:
1. Final grading;
 2. Roads;

3. Curbing
4. Sidewalks, bicycle, or other pedestrian path;
5. Utilities;
6. Building location;
7. Driveways and parking lots;
8. Stormwater management facilities, including as-built topographic contours & volume calculations;
9. Walls and fences; and
10. Other structures deemed pertinent by the Township Engineer.

One electronic set and three (3) sets of record prints shall be furnished; two (2) to the Administrative Officer and one (1) to the Township Engineer. "As-built" plans shall be signed and sealed by a Professional Engineer or Land Surveyor, as the case may be, of the State of New Jersey.

F. Reduction of Performance Guarantee or Rejection Thereof.

1. Upon substantial completion of all required appurtenant utility improvements, and the connection of same to the public system, the obligor may notify the governing body in writing, by certified mail addressed in care of the Municipal Clerk of the completion or substantial completion of improvements and shall send a copy thereof to the Township Engineer and Administrative Officer. Thereupon the Township Engineer shall inspect all improvements of which such notice shall file a detailed report, in writing, with the governing body, indicating either approval, partial approval or rejection of such improvements with a statement of reasons for any rejection. The cost of the improvements as approved or rejected shall be set forth.
2. The Township Engineer shall certify the amount to be reduced, if any, as follows:
 - a. An estimate of value of all work completed will be made, and multiplied by one hundred and twenty (120%) percent.
 - b. This amount shall be reduced by fifteen (15%) percent, which shall be withheld to guarantee the repair of damages which may occur prior to final acceptance.
 - c. The amount of the previous reductions shall be subtracted.
 - d. The remainder shall be the amount to be reduced.
3. The Township Engineer shall forward copies of their report, as referenced in §905-A.F, to the governing body, Township Solicitor, and the developer.
4. Township Council shall either approve, partially approve, or reject the improvements on the basis of the report of the Township Engineer, and shall notify the obligor in writing, of the contents of said report and the action of the Planning or Zoning Board in relation thereto, no later than sixty-five (65) days after receipt of the notice from the developer of the completion of the improvements. Where partial approval is granted, the developer shall be released from all liability pursuant to its performance guarantee, except for that portion adequately sufficient to secure a provision of the improvements not yet approved, provided that thirty (30%) percent of the amount of the performance guarantee posted may be retained to insure completion of all improvements. Providing a request is made for a reduction in conformity with this ordinance, failure of the governing body to send or provide such notification to the obligor within sixty-five (65) days shall be deemed to constitute approval of the improvements, and the developer or surety,

shall be released from all liability pursuant to such performance guarantee for such improvements.

5. If any portion of the required improvements is rejected, the Township Engineer and such other individuals as designated by the Mayor, shall prepare a "punch list" of the items remaining to be completed, whether they are newly created as a result of construction practices. A new estimate for the cost of completing items rejected and the balance of all other improvements shall be prepared. The performance guarantee shall not be reduced below the estimate of the amount deemed necessary to complete the items as identified on the "punch lists", and if the performance guarantee balance is below said amount, an additional performance guarantee shall be posted in the amount of the new estimate. Unless otherwise recommended by the Township Engineer, the developer shall have one hundred and twenty (120) days to reduce the "Punch List" to a condition suitable for a final inspection, at which time the same procedure of notification as set forth above for reduction shall be followed.

G. Default by Developer of the Installation of Public Improvements.

1. If the required improvements are not completed or in accordance with the performance guarantee, the obligor and surety, if any, under the performance guarantee shall be liable thereon to the Township for the cost of the improvements not completed or corrected. The Township may either prior to or after receipt of the proceeds thereof, complete the improvements. For purposes of this subsection, "default" shall mean failure to install the improvements in accordance with Township standards of construction, including but not limited to, failure to install the improvements:
 - a. Prior to the expiration of the performance guarantee;
 - b. within the time schedule established pursuant to §905-A.D;
 - c. in accordance with the terms and conditions of the Resolution granting approval; and/or
 - d. in accordance with any applicable provision of N.J.S.A. 40:55D-53.
2. Basis for Action. The Township Engineer's certification that the developer has defaulted in compliance with the required standard of construction and installation of improvements shall be the basis for governing body action which rejects the improvement, withholds approval, withholds construction permits, or formally declares default and authorizes Township collection on the performance guarantee.

H. Acceptance of Improvements. The approval of any plan under this Ordinance or the reduction of any performance guarantee by the approving authority shall in no way be construed as acceptance of any street, drainage systems, or other improvement required by this Ordinance, nor shall such plan or performance guarantee reduction obligate the Township in any way to maintain or exercise jurisdiction over such street, drainage system, or other improvements. Acceptance of any street, drainage system or the improvements shall be implemented only by favorable action of the governing body in accordance with the provisions set forth in N.J.S.A. 40:55D-53. No improvements shall be accepted by the governing body unless and until the following conditions have been met:

1. The Township Engineer shall have certified in writing to the governing body that all of the improvements are complete and that the improvements are complete and

that the improvements fully comply with the requirements of this Ordinance and any approval granted pursuant thereto.

2. A maintenance guarantee has been posted and approved in accordance with §904-A.D.
3. As-built plans have been submitted in accordance with §905-A.E.
- I. Acceptance of Publicly Dedicated Streets. A publicly dedicated street shall be deemed accepted by the municipality when Township Council grants full release of the performance guarantee and acceptance of the maintenance guarantee, and adopts the appropriate ordinance.
- J. Acceptance of Street Lighting on Publicly Dedicated Streets. The Township shall accept responsibility for the costs of street lighting on publicly dedicated streets within thirty (30) days upon written notice when the following conditions have been fulfilled by the developer:
 1. The street lights have been connected to a public utility;
 2. The street lights have been installed and accepted for service by the public utility; and
 3. Certificates of occupancy have been issued for at least fifty (50%) percent of the dwelling units and fifty (50%) percent of the floor area of the non-residential uses by section or phase of development.

Compliance by the Township with the provisions of this subsection shall not be deemed to constitute acceptance of the street by the Township.

- K. Penalties. In addition to the penalties for violation of this Ordinance as set forth in §1103-A of this Ordinance, the Township Engineer is specifically authorized to require the replacement and reconstruction of any construction, including clearing, of any land, buildings, structures, site improvements (whether on-site or off-site) or other work commenced or continued on any site for which an approval is required pursuant to this Ordinance in violation of any stop construction order pursuant to §905-A.C; the conditions as set forth in §905-A.A; or the standards for construction as established by the Township.

SECTION 906-A. OFF-TRACT IMPROVEMENTS RECAPTURE.

- A. When Required. Whenever an application for development requires the construction of off-tract improvements that are clearly, directly, and substantially related to or necessitated by the proposed development, the Planning Board or Zoning Board of Adjustment, as the case may be, shall provide as a condition of final site plan or subdivision approval, that the applicant shall pay the *pro rata* share of such off-tract improvements. Off-tract improvements shall include water, sanitary sewer, drainage and street improvements, including such easements as are necessary; or as may otherwise be permitted by law. The applicant shall either install the off-tract improvements or pay the *pro rata* cost to the Township, at the sole discretion of the municipality.
- B. Determination of Cost. When off-tract improvements are required, the Township Engineer shall calculate the cost of such improvements, in accordance with the procedures for determining performance guarantee amounts in §904-A. Such costs may include, but not be limited to, any or all costs of: planning, surveying, permit

acquisition, design, specification, property and easement acquisition, bidding, construction, construction management, inspection, legal, and other common and necessary costs for the construction of improvements. The Township Engineer shall also determine the percentage of off-tract improvements that are attributable to the applicant's development proposal and shall expeditiously report her or his findings to the approving authority and the applicant.

- C. Improvements Required Solely for Applicant's Development. Where the need for an off-tract improvement is necessitated by the proposed development and no other property owners receive a special benefit thereby, where no planned capital improvement by a governmental entity is contemplated, or the improvement is required to meet the minimum standard of the approving authority, the applicant shall be solely responsible for the cost and installation of the required off-tract improvements.
- D. Improvements Required for Applicant's Development and Benefiting Others. Where the off-tract improvement would provide capacity in infrastructure in excess of the requirements in subsection -C, above, the applicant shall be eligible for partial reimbursement of costs for providing such excess. The calculation of excess shall be based on an appropriate and recognized standard for the off-tract improvement being constructed, including, but not limited to, gallonage, cubic feet per second, and number of vehicles. Nothing herein shall be construed to prevent a different standard from being agreed to by the applicant and the Township Engineer. The process, procedures, and calculation used in the determination of off-tract costs shall be memorialized in a municipal developer's agreement to be reviewed and approved by the Township Solicitor who may request advice and assistance from the Planning Board Solicitor.

Future developers benefiting from the excess capacity provided by the initial developer shall be assessed their pro rata share of off-tract improvement cost based on the same calculation used in the initial calculation. Such future developers shall pay their assessment plus a two percent (2%) administration fee to the Township, not to exceed two-thousand (\$2,000.00) dollars, at the time of the signing of the final site and/or subdivision plan as a condition precedent to such signing. The Township shall forward the assessment payment to the initial developer within ninety (90) days of such payment.

- E. Performance & Maintenance Guarantee. The applicant shall be required to provide, as a condition of final approval, a performance guarantee for the off-tract improvements in accordance with N.J.S.A. 40:55D-53 and §904-A, hereinabove. After the performance guarantee release, a maintenance guarantee must be issued.
- F. Certification of Costs. Once the required off-tract improvements are installed and the performance bond released, the developer shall provide a certification to the Township Engineer of the actual costs of the installation. The Township Engineer shall review the certification of costs and shall either accept them, reject them, or conditionally accept them. In the review of costs, the Township Engineer shall have the right to receive copies of invoices from the developer sufficient to substantiate the certification. Failure of the developer to provide such invoices within forty-five (45) days of the Township Engineer's request shall constitute forfeiture of the right of future reimbursement for improvements that benefit others.

- G. Time Limit for Reimbursement. Notwithstanding any other provision to the contrary, no reimbursement for the construction of off-tract improvements providing excess capacity shall be made after ten (10) years has elapsed from the date of the acceptance of the certification of costs by the Township Engineer.

Appendix H

AFFORDABLE HOUSING ORDINANCE

TOWNSHIP CLERK'S OFFICE

CHERRY HILL, NEW JERSEY

I, Nancy L. Saffos, Municipal Clerk, of the Township of Cherry Hill, in the County of Camden, State of New Jersey, do hereby certify that the attached is a true copy of

ORDINANCE 2011-17

Passed by the Township Council of the Township of Cherry Hill, New Jersey the 25th day of APRIL 2011 as taken from and compared with the original now on file in my office.

In Testimony Whereof, I have hereunto set my hand and seal of the Township of Cherry Hill, at Cherry Hill, New Jersey this

26TH DAY OF APRIL 2011



**Nancy L. Saffos, RMC
Municipal Clerk
Cherry Hill Township**

ORDINANCE - 2011 -17

AN ORDINANCE AMENDING ARTICLE X-A OF ORDINANCE 76-71, AS AMENDED, KNOWN AS THE ZONING ORDINANCE OF THE TOWNSHIP OF CHERRY HILL

WHEREAS, the Township Council of Cherry Hill, Camden County, determines that the Township's Zoning Ordinance is intended to maintain and improve the quality of life for all citizens of the Township; and

WHEREAS, it is the purpose of these articles to regulate and limit the uses of land to ensure the health, safety, and well being of the general public to protect the quality of life in the Township of Cherry Hill; and

WHEREAS, pursuant to the Municipal Land Use Law, N.J.S.A.40:55D-26(a), the Planning Board is undertaking a comprehensive review of the Cherry Hill Township Zoning Ordinance in an effort to comprehensively update the Ordinance to bring it into conformance with the current Master Plan & Reexamination, Federal ADA Guidelines, Uniform Construction Codes (UCC) and New Jersey Residential Site Improvement Standards (RSIS), as well as the Municipal Land Use Law; and

WHEREAS, N.J.S.A. 40:55D-26(a) authorizes the Planning Board to issue a report and recommendation to the governing body prior to the adoption of a development regulation, revision or amendment thereto and said report shall identify any provisions of the proposed development regulations, revisions or amendments which are inconsistent with the Master Plan and make recommendations concerning any such inconsistencies and any matters as the Planning Board deems appropriate; and

WHEREAS, the 2007 Reexamination Report states, "the comprehensive revision to the development control ordinance should be presented for review upon adoption of the Reexamination Plan and this Land Development Control Ordinance should reflect the mission statement of this Plan and be utilized as a tool to implement the goals and objectives of the Reexamination Plan" (p. 35).

WHEREAS the Township of Cherry Hill Planning Board adopted a "Housing Plan Element & Fair Share Plan", dated May 18, 2009, pursuant to N.J.A.C. 5:94 *et seq.* and N.J.A.C. 5:95 *et seq.*

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Cherry Hill, in the County of Camden and the State of New Jersey, that a new Article X-A, to be titled, "Affordable Housing Procedural & Eligibility Requirements," be included in Ordinance 76-71 of the Township of Cherry Hill be and is hereby amended as follows:

SECTION 1. That the current Article VII-A AFFORDABLE HOUSING UNIT REQUIREMENT is repealed, and a new Article X-A entitled "AFFORDABLE HOUSING PROCEDURAL & ELIGIBILITY REQUIREMENTS" is hereby added as follows to Ordinance 76-71, The Zoning Ordinance of the Township of Cherry Hill:

ARTICLE X-A AFFORDABLE HOUSING PROCEDURAL & ELIGIBILITY REQUIREMENTS

SECTION 1001-A. INTENT.

The affordable housing ordinance of Cherry Hill Township sets forth regulations regarding the low- and moderate-income housing units in the Township consistent with the provisions known as the "*Substantive Rules of the New Jersey Council on Affordable Housing*," as may be amended and supplemented, for the period beginning June 2, 2008 with amendments through April 6, 2009, N.J.A.C. 5:97 *et seq.*, the *Uniform Housing Affordability Controls* ("UHAC"), N.J.A.C. 5:80-26.1 *et seq.* and the Township's constitutional obligation to provide a fair share of affordable housing for low- and moderate-income households. In addition, this Ordinance applies requirements for very low-income housing as established in P.L. 2008, c.46 (the "*Roberts bill*"). These regulations are also intended to provide assurances that low- and moderate-income units (the "affordable units") are created with controls on affordability over time and that low- and moderate-income people occupy these units. These regulations shall apply, except where inconsistent with applicable law.

SECTION 1002-A. OBLIGATION.

- A. The Cherry Hill Planning Board has adopted a Housing Plan and Fair Share Plan pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, *et seq.* The Fair Share Plan has been endorsed by the governing body, Township Council. The Fair Share Plan describes how Cherry Hill Township shall address its fair share for low- and moderate-income housing, as determined by the Council on Affordable Housing (COAH) and documented in the Housing Plan.
- B. The Township of Cherry Hill shall file monitoring reports with COAH in accordance with N.J.A.C. 5:96, tracking the status of the implementation of the Housing Plan and Fair Share Plan. Any plan evaluation report of the Housing and Fair Share Plan and monitoring prepared by COAH in accordance with N.J.A.C. 5:96 shall be available to the public at the Township of Cherry Hill Municipal Building, Municipal Clerk's Office, 820 Mercer Street, New Jersey; on-line at www.cherryhill-nj.com; from COAH at 101 South Broad Street, Trenton, New Jersey; or COAH's website, www.nj.gov/dca/affiliates/coah.

SECTION 1003-A. DEFINITIONS.

All word uses of §201 in the Cherry Hill Zoning Ordinance shall apply. In addition to all the definitions in §202, the following definitions shall apply for the purposes of Article X-A: ACCESSORY APARTMENT: A self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance, which is created within an existing home, or through the conversion of an existing accessory structure on the same site, or by an addition to an existing home or accessory building, or by the construction of a new accessory structure on the same site.

ACT: The *Fair Housing Act of 1985*, P.L. 1985, c. 222 (N.J.S.A. 52:27D-301 *et seq.*)

ADAPTABLE: To be constructed in compliance with the technical design standards of the *Barrier Free Subcode*, N.J.A.C. 5:23-7.

ADMINISTRATIVE AGENT: The entity responsible for the administration of affordable units, in accordance with N.J.A.C. 5:96, N.J.A.C. 5:97 and N.J.A.C. 5:80-26.1 *et seq.*

AFFIRMATIVE MARKETING: A regional marketing strategy designed to attract buyers and/or renters of affordable units, pursuant to N.J.A.C. 5:80-26.15.

AFFORDABILITY AVERAGE: The average percentage of median income at which restricted units in an affordable housing development are affordable to low- and moderate-income households.

AFFORDABLE: A sales price or rent within the means of a low- or moderate-income household as defined in N.J.A.C. 5:97-9; in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.6, as may be amended and supplemented, and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.12, as may be amended and supplemented.

AFFORDABLE DEVELOPMENT: A housing development all or a portion of which consists of restricted units.

AFFORDABLE HOUSING DEVELOPMENT: A development included in the Housing and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a one hundred (100%) percent affordable development.

AFFORDABLE HOUSING PROGRAM(S): Any mechanism in the Cherry Hill Fair Share Plan prepared or implemented to address the Township's fair share obligation.

AFFORDABLE UNIT: A housing unit proposed or created pursuant to the Act, credited pursuant to N.J.A.C. 5:97-4 and/or funded through an affordable housing trust fund.

AGENCY: The New Jersey Housing & Mortgage Finance Agency established by P.L. 1983, c. 530 (N.J.S.A. 55:14K-1, et seq.).

AGE-RESTRICTED UNIT: A housing unit designed to meet the needs of, and exclusively for, the residents of an age-restricted segment of the population such that: 1) all the residents of the development where the unit is situated are 62 years or older; or 2) at least eighty (80%) percent of the units are occupied by one person that is 55 years or older; or 3) the development has been designated by the Secretary of the U.S. Department of Housing and Urban Development (HUD) as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

ASSISTED LIVING RESIDENCE: A facility licensed by the New Jersey Department of Health and Senior Services (DHS) to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor and that offers units containing, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance.

CERTIFIED HOUSEHOLD: A household that has been certified by an Administrative Agent as a low-income household or moderate-income household.

COAH: The Council on Affordable Housing, which is in, but not of, the Department of Community Affairs of the State of New Jersey, that was established under the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.).

DCA: The State of New Jersey Department of Community Affairs.

DEFICIENT HOUSING UNIT: A housing unit with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems.

DEVELOPER: Any person, partnership, association, company or corporation that is the legal or beneficial owner or owners of a lot or any land proposed to be included in a proposed development including the holder of an option to contract or purchase, or other person having an enforceable proprietary interest in such land.

DEVELOPMENT: The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any use or change in the use of any building or other structure, or of any mining, excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to N.J.S.A. 40:55D-1 et seq.

INCLUSIONARY DEVELOPMENT: A development containing both affordable units and market rate units. This term includes, but is not necessarily limited to: new construction, the conversion of a non-residential structure to residential and the creation of new affordable units through the reconstruction of a vacant residential structure.

LOW-INCOME HOUSEHOLD: A household with a total gross annual household income equal to 50 percent or less of the median household income.

LOW-INCOME UNIT: A restricted unit that is affordable to a low-income household.

MAJOR SYSTEM: The primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement or load bearing structural systems.

MARKET-RATE UNITS: Housing not restricted to low- and moderate-income households that may sell or rent at any price.

MEDIAN INCOME: The median income by household size for Camden County, as adopted annually by COAH.

MODERATE-INCOME HOUSEHOLD: A household with a total gross annual household income in excess of fifty (50%) percent, but less than eighty (80%) percent of the median household income.

MODERATE-INCOME UNIT: A restricted unit that is affordable to a moderate-income household.

NON-EXEMPT SALE: Any sale or transfer of ownership other than the transfer of ownership between husband and wife; the transfer of ownership between former spouses ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor's deed to a class A beneficiary and the transfer of ownership by court order.

RANDOM SELECTION PROCESS: A process by which currently income-eligible households are selected for placement in affordable housing units such that no preference is given to one applicant over another except for purposes of matching household income and size with an appropriately priced and sized affordable unit (e.g., by lottery).

REGIONAL ASSET LIMIT: The maximum housing value in each housing region affordable to a four-person household with an income at eighty (80%) percent of the regional median, as defined by COAH's adopted Regional Income Limits published annually by COAH.

REHABILITATION: The repair, renovation, alteration or reconstruction of any building or structure, pursuant to the *Rehabilitation Subcode, N.J.A.C. 5:23-6*.

RENT: The gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. In assisted living residences, rent does not include charges for food and services.

RESTRICTED UNIT: A dwelling unit, whether a rental unit or ownership unit, that is subject to the affordability controls of *N.J.A.C. 5:80-26.1*, as may be amended and supplemented, but does not include a market-rate unit financed under UHGRP or MONI.

UHAC: The Uniform Housing Affordability Controls set forth in *N.J.A.C. 5:80-26.1 et seq.*

VERY LOW-INCOME HOUSEHOLD: A household with a total gross annual household income equal to thirty (30%) percent or less of the median household income.

VERY LOW-INCOME UNIT: A restricted unit that is affordable to a very low-income household.

WEATHERIZATION: Building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors, and is considered a major system for rehabilitation.

SECTION 1004-A. PROGRAMS.

The Township of Cherry Hill will employ the following programs to satisfy its affordable housing obligations:

A. Rehabilitation Program.

1. Intent. The Township of Cherry Hill's rehabilitation program shall be designed to renovate deficient housing units occupied by low- and moderate-income households such that, after rehabilitation, these units will comply with the *New Jersey State Housing Code* pursuant to *N.J.A.C. 5:28*.
2. Requirements.
 - a. Both owner occupied and renter occupied units shall be eligible for rehabilitation funds.
 - b. All rehabilitated units shall remain affordable to low- and moderate-income households for a control period of a minimum of ten (10) years. For owner

occupied units, the control period will be enforced with a lien and for renter occupied units the control period will be enforced with a deed restriction.

- c. The Township of Cherry Hill shall dedicate a minimum of ten thousand (\$10,000) dollars for each unit to be rehabilitated through this program, reflecting the minimum hard cost of rehabilitation for each unit.
 - d. The Township shall adopt a resolution committing to fund any shortfall in the Cherry Hill Single-Family Rehabilitation Program if necessary.
 - e. Cherry Hill shall designate, subject to the approval of COAH, one or more Administrative Agents to administer the rehabilitation program in accordance with N.J.A.C. 5:96 and N.J.A.C. 5:97. The Administrative Agent(s) shall provide a rehabilitation manual for the owner occupancy rehabilitation program and a rehabilitation manual for the rental occupancy rehabilitation program to be adopted by resolution of the governing body and subject to approval of COAH. Both rehabilitation manuals shall be available for public inspection on-line, in the Office of the Municipal Clerk and in the office(s) of the Administrative Agent(s).
3. Exemptions. Units in a rehabilitation program shall be exempt from N.J.A.C. 5:97-9 and *Uniform Housing Affordability Controls* (UHAC), but shall be administered in accordance with the following:
- a. If a unit is vacant, upon initial rental subsequent to rehabilitation, or if a renter-occupied unit is re-rented prior to the end of controls on affordability, the deed restriction shall require the unit to be rented to a low- or moderate-income household at an affordable rent and affirmatively marketed pursuant to N.J.A.C. 5:97-9 and UHAC.
 - b. If a unit is renter-occupied, upon completion of the rehabilitation, the maximum rate of rent shall be the lesser of the current rent or the maximum permitted rent pursuant to N.J.A.C. 5:97-9 and UHAC.
 - c. Rents in rehabilitated units may increase annually based on the standards in N.J.A.C. 5:97-9.
 - d. Applicant and/or tenant households shall be certified as income-eligible in accordance with N.J.A.C. 5:97-9 and UHAC, except that households in owner occupied units shall be exempt from the regional asset limit.

B. Market to Affordable Program.

1. Intent. The Cherry Hill Market to Affordable Program is an affordable housing program established to permit the purchase or subsidization of units through a written agreement with the property owner and sold or rented to low- and moderate-income households. Subject to the provisions of §1004-A.B.2.c below, the Market to Affordable Program may produce both low- and moderate-income units
2. Requirements. The following provisions shall apply to market to affordable programs:
 - a. At the time they are offered for sale or rental, eligible units may be new, pre-owned or vacant.

- b. The units shall be certified to be in sound condition as a result of an inspection performed by a licensed building inspector.
- c. Cherry Hill will provide a minimum of \$10,000 per unit to subsidize each moderate-income unit and/or \$30,000 per unit to subsidize the each low-income unit, with additional subsidy depending on the market prices or rents in a municipality.

SECTION 1005-A. INCLUSIONARY ZONING.

A. Intent. To ensure the efficient use of land through compact forms of development and to create realistic opportunities for the construction of affordable housing, inclusionary zoning allows minimum presumptive densities and presumptive maximum affordable housing set-asides as follows.

1. For Sale Developments.

a. For every multi-family development in the Township, including but not limited to development in the R7, R10, and R20 zones and the Affordable Housing Overlay Zone, a minimum of twenty (20%) percent of the total number of units shall be set aside as Affordable Housing Units. Where this requirement results in a fraction of a unit, the fraction shall be rounded to the nearest whole unit. Fractions of less than one half (1/2) shall be rounded off to the lower whole unit and fractions of greater than one half (1/2) shall be rounded off to the higher whole unit.

2. Rental Developments.

a. For every multi-family development in the Township, including but not limited to development in the R7, R10, and R20 zones and the Affordable Housing Overlay Zone, a minimum of fifteen (15%) percent of the total number of units shall be set aside as Affordable Housing Units. Where this requirement results in a fraction of a unit, the fraction shall be rounded to the nearest whole unit. Fractions of less than one half (1/2) shall be rounded off to the lower whole unit and fractions of greater than one half (1/2) shall be rounded off to the higher whole unit.

B. Phasing. In inclusionary developments, the following schedule shall be followed:

Minimum Percentage of LOW & MODERATE INCOME UNITS COMPLETED	Maximum Percentage of MARKET HOUSING UNITS COMPLETED
0%	25%
10	25 + 1 unit
50	50
75	75
100	90

C. Design. In inclusionary developments, to the extent possible, low- and moderate-income units shall be integrated with the market units.

D. Payments-In-Lieu & Off-Site Construction. The standards for the collection of Payments-in-Lieu of constructing affordable units or standards for constructing affordable units off-site, shall be in accordance with N.J.A.C. 5:97-6.4.

- E. Utilities. Affordable units shall utilize the same type of heating source as market units within the affordable development.

SECTION 1006-A. NEW CONSTRUCTION.

With the exception for affordable housing developments constructed pursuant to low income tax credit regulations, the following shall apply to all newly constructed developments that contain low-and moderate-income housing units, including any currently unanticipated future developments that will provide low- and moderate-income housing units:

A. Proportion.

1. At least half of the "for sale" affordable units within each affordable housing development shall be affordable to low-income households.
2. At least half of the "rental" affordable units within each affordable housing development shall be affordable to low income households. Of the total number of affordable rental units, thirteen (13%) percent shall be affordable to very low-income households.
3. At least half of the affordable units in each bedroom distribution within each affordable housing development shall be affordable to low-income households.
4. The fair share obligation shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low income unit.

B. Bedroom Distribution. Affordable housing developments that are not limited to age-restricted households shall be structured in conjunction with realistic market demands so that:

1. The combination of efficiency and one-bedroom units is no greater than twenty (20%) percent of the total number of affordable units;
2. At least thirty (30%) percent of all affordable units shall be two-bedroom units.
3. At least twenty (20%) percent of all affordable units shall be three-bedroom units.
4. The remaining units may be allocated among two and three-bedroom units at the discretion of the developer.

C. Age-Restricted. Affordable housing developments that are limited to age-restricted households shall at a minimum have a total number of bedrooms equal to the number of age-restricted affordable units within the affordable housing development. The standard may be met by creating all one-bedroom units or by creating a two-bedroom unit for each efficiency unit.

D. Accessibility.

1. The first floor of all townhouse dwelling units and of all other multi-story dwelling units that are affordable to low- or moderate-households shall be subject to the technical design standards of the *Barrier Free Subcode (N.J.A.C. 5:23-7)*.
2. Each affordable townhouse unit, or other affordable multi-story dwelling unit, that is attached to at least one other dwelling unit shall have the following

features:

1. An adaptable toilet and bathing facility on the first floor;
 2. An adaptable kitchen on the first floor;
 3. An accessible route of travel. An interior accessible route of travel shall not be required between stories.
 4. An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first floor; and
 5. Accessible entranceways.
 - i. The developer shall provide an accessible entranceway, as set forth at N.J.A.C. 5:97-3.14, for each affordable townhouse unit or other affordable multistory dwelling unit and is attached to at least one other dwelling unit; or
 - ii. The developer shall provide funds sufficient to make ten (10%) percent of the adaptable entrances in the development accessible, as set forth at N.J.A.C. 5:97-3.14.
3. The developer of the project shall submit a conversion plan indicating the steps necessary to convert the unit from being adaptable to accessible. Said plan shall be submitted at the time of issuance of a building permit.
 4. Where the developer will provide funds sufficient to make ten (10%) percent of the adaptable entrances in the development accessible, the developer of the project shall submit the following to the Township, at the time of issuance of a building permit, in order to determine the required funds:
 - a. Funds sufficient to make ten (10%) percent of the adaptable entrances in the development accessible; and
 - b. A cost estimate for conversion of ten (10%) percent of the adaptable entrances in the development to accessible.
 5. In the case of an affordable unit or units that are constructed with an adaptable entrance, upon the request of a physically challenged person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed by the Township.

E. Maximum Rent & Sale Prices.

1. Establishment. In establishing rents and sales prices of affordable housing units, the administrative agent shall follow the procedures set forth in UHAC and in COAH, utilizing the regional income limits established by COAH.
 - a. In conjunction with realistic market information, the following shall be used to determine maximum rents and sales prices of the affordable units:
 - i. Efficiency units shall be affordable to one-person households.
 - ii. A one-bedroom unit shall be affordable to a one- and one-half person household.
 - iii. A two-bedroom unit shall be affordable to a three-person household.
 - iv. A three-bedroom unit shall be affordable to a four- and one-half person household.
 - v. A four-bedroom unit shall be affordable to a six-person household.

- b. For assisted-living facilities, the following standards shall be used:
 - i. A studio shall be affordable to a one-person household.
 - ii. A one-bedroom unit shall be affordable to a one- and one-half person household.
 - iii. A two-bedroom unit shall be affordable to a two-person household or to two, one-person households.

- 3. The price of owner-occupied low- and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the Administrative Agent be lower than the last recorded purchase price.
- 4. The rent of low- and moderate-income units may be increased annually based on the percentage increase in the *Housing Consumer Price Index for the United States*. This increase shall not exceed nine (9%) percent in any one year. Rents for units constructed pursuant to low- income housing tax credit regulations shall be indexed pursuant to the regulations governing low- income housing tax credits.

F. Median Income By Household Size. Median income by household size shall be established using a regional weighted average of the uncapped Section 8 income limits published by HUD computed as set forth in N.J.A.C. 5:97-9-2.

G. Average Rents.

- 1. The maximum rent of affordable units within each affordable housing development shall be affordable to households earning no more than sixty (60%) percent of median income. The average rent for low- and moderate-income units shall be affordable to households earning no more than fifty-two (52%) percent of median income. Restricted rental units shall establish at least one rent for each bedroom type for all low- and moderate-income units provided at least thirteen (13%) percent of all low- and moderate-income units are affordable to households earning no more than thirty (30%) percent of median income. For low-income rental units established in a *Market to Affordable Rental Program* only – the maximum rent for a low-income unit shall be affordable to households earning no more than forty-four (44%) percent of median income.
- 2. Low- and moderate-income units shall utilize the same heating source as market units within an inclusionary development.
- 3. Gross rents including an allowance for utilities shall be established for the various size affordable units at a rate not to exceed thirty (30%) percent of the gross monthly income of the appropriate household size as set forth in subsection §1006-A.C. above. The allowance for utilities shall be consistent with the utility allowance approved by NJDCA for use in its Section 8 program.
- 4. No affordable rental units included in the COAH requirement shall be subject to a rent control ordinance which may be adopted or in place in the Township of Cherry Hill during the time period in which affordable housing COAH controls are effective.

H. Average Sale Prices.

1. The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than seventy (70%) percent of median income. Each affordable development must achieve an affordability average of fifty-five (55%) percent for restricted ownership units. Moderate-income ownership units must be available for at least three different prices for each bedroom type and low-income ownership units must be available for at least two different prices for each bedroom type. For low-income sale units established in a *Market to Affordable Sales Program* only – the maximum sales for a low-income unit shall be affordable to households earning no more than forty (40%) percent of median income.
 2. Low- and moderate-income units shall utilize the same heating source as market units within an inclusionary development.
 3. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying costs of the unit, including principal and interest (based on a mortgage loan equal to ninety-five (95%) percent of the purchase price and the *Federal Reserve H.15* rate of interest), taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed twenty eight (28%) percent of the eligible monthly income of an appropriate household size, as determined under *N.J.A.C. 5:80-26.4*; provided, however, that the price shall be subject to the affordability average requirement of *N.J.A.C. 5:80-26.3*.
- I. Utilities. Tenant-paid utilities that are included in the utility allowance shall be so stated in the lease and shall be consistent with the utility allowance approved by DCA for its *Section 8* program.

SECTION 1007-A. OCCUPANCY STANDARDS.

In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to:

1. provide an occupant for each unit bedroom;
2. provide children of different sex with separate bedrooms; and
3. prevent more than two persons from occupying a single bedroom.

SECTION 1008-A. RESERVATION OF UNITS.

- A. Low-income housing units shall be reserved for households with a gross household income equal to or less than fifty (50%) percent of the median income approved by COAH.
- B. Pending release of COAH's rules implementing- *PL. 2008, c.46*. Very low-income housing units shall be reserved for households with a gross household income equal to or less than thirty (30%) percent of the median income approved by COAH.
- C. Moderate-income housing units shall be reserved for households with a gross household income in excess of fifty (50%) percent, but less than eighty (80%) percent of the median income approved by COAH.

SECTION 1009-A. CONDO & H.O.A. FEES: RESALE PRICES

- A. If an affordable housing unit is part of a condominium association or homeowner's association, the Master Deed shall reflect that the assessed affordable homeowner's fee be established at one hundred (100%) percent of the market rate fee. This percentage assessment shall be recorded in the Master Deed.
- B. Upon resale of an affordable unit, a certificate of reoccupancy shall be required, in accordance with *N.J.A.C. 5:80-26.10*.

SECTION 1010-A. BUYER INCOME ELIGIBILITY.

- A. Buyer income eligibility for restricted ownership units shall be in accordance with *N.J.A.C. 5:80-26.1*, as may be amended and supplemented, such that low-income ownership units shall be reserved for households with a gross household income less than or equal to fifty (50%) percent of median income and moderate-income ownership units shall be reserved for households with a gross household income less than eighty (80%) percent of median income.
- B. The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed thirty-three (33%) percent of the household's certified monthly income.

SECTION 1011-A. INDEBTEDNESS.

- A. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the administrative agent shall determine in writing that the proposed indebtedness complies with the provisions of this section.
- B. With the exception of original purchase money mortgages, during a control period neither an owner nor a lender shall at any time cause or permit the total indebtedness secured by a restricted ownership unit to exceed ninety-five (95%) percent of the maximum allowable resale price of that unit, as such price is determined by the administrative agent in accordance with *N.J.A.C.5:80-26.6(b)*.

SECTION 1012-A. CONTROL PERIODS.

- A. Any conveyance of a newly constructed low- or moderate-income sales unit shall contain the restrictive covenants and liens that are set forth in *N.J.A.C. 5:80-26 et seq.*
- B. Time Period for Controls.
 - 1. Newly constructed low- and moderate-income "rental" units shall remain affordable to low- and moderate-income households for a period of thirty (30) years.
 - 2. Newly constructed low- and moderate-income "for sale" units shall remain affordable to low- and moderate-income households for a period of thirty (30) years.

3. Rehabilitated owner-occupied single family housing units that are improved to code standard shall be subject to affordability controls for ten (10) years.
 4. Rehabilitated renter-occupied housing units that are improved to code standard shall be subject to affordability controls for at least ten (10) years.
 5. Housing units created through conversion of a non-residential structure shall be considered a new housing unit and shall be subject to affordability controls for new housing units, as designated in items §1014-A.A and B.
 6. Affordability controls on accessory apartments shall be for a period of ten (10) years.
 7. Affordability controls for units in alternative living arrangements shall be for a period of thirty (30) years.
 8. Affordability controls on market to affordable units shall be for a period of thirty (30) years.
- C. Restricted Rental Units. A restricted rental unit shall remain subject to the affordability controls of this Ordinance, despite the occurrence of any of the following events:
1. Sublease or assignment of the lease of the unit;
 2. Sale or other voluntary transfer of the ownership of the unit; or
 3. The entry and enforcement of any judgment of foreclosure.

SECTION 1013-A. PRICE RESTRICTIONS FOR RENTAL UNITS; LEASES.

- A. A written lease shall be required for all restricted rental units, except for units in an assisted living residence, and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be provided to the Administrative Agent.
- B. No additional fees or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Administrative Agent.
- C. Application fees (including the charge for any credit check) shall not exceed five percent of the monthly rent of the applicable restricted unit and shall be payable to the Administrative Agent to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.

SECTION 1014-A. AFFIRMATIVE MARKETING PLAN.

- A. In accordance with the regulations of COAH pursuant to N.J.A.C. 5:96 and 5:97 *et seq.* and the New Jersey Uniform Housing Affordability Controls (UHAC) pursuant to N.J.A.C. 5:80-26 *et seq.*, Cherry Hill Township adopted an Affirmative Marketing Plan.
- B. All affordable housing units shall be marketed in accordance with the provisions therein.
- C. The Township of Cherry Hill has a *Third Round Growth Share* obligation. This

subsection shall apply to all developments that contain proposed low- and moderate-income units and any future developments that may occur.

- D. In implementing the Affirmative Marketing Program, the Administrative Agent shall undertake all of the following strategies:
1. Publication of one advertisement in a newspaper of general circulation within the housing region.
 2. Broadcast of one advertisement by a radio or television station broadcasting throughout the housing region.
 3. At least one additional regional marketing strategy using one of the other sources listed below.
- E. The Affirmative Marketing Program is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Program is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the COAH Housing Region in which the municipality is located and covers the period of deed restriction. The Township of Cherry Hill is in the housing region consisting of Burlington, Camden and Gloucester Counties. The Affirmative Marketing Program is a continuing program and shall meet the following requirements:
1. All newspaper articles, announcements and requests for applications for low- and moderate-income units shall appear in the following daily regional newspaper/publication:
 - a. New Jersey Courier-Post newspaper
 - b. New Jersey Housing & Mortgage Finance Agency (HMFA) Housing Resource Center website.
 2. The primary marketing shall take the form of at least one press release sent to the above publication and a paid display advertisement in the above newspaper. Additional advertising and publicity shall be on an "as needed" basis. The advertisement shall include a description of:
 - a. Location of the units;
 - b. Direction to the units;
 - c. Range of prices for the units;
 - d. Size, as measured in bedrooms, of units;
 - e. Maximum income permitted to qualify for the units;
 - f. Location of applications;
 - g. Business hours when interested households may obtain an application; and
 - h. Application fees, if any.
 3. All newspaper articles, announcements and requests for applications for low- and moderate-income housing shall appear in neighborhood oriented weekly newspapers within the region.
 4. The regional cable television station of Comcast of Burlington County, Garden

State, Gloucester County, South Jersey, Wildwood (Maple Shade System) shall be used.

5. The following is the location of applications, brochure(s), sign(s) and/or poster(s) used as part of the Affirmative Marketing Program:
 - a. Cherry Hill Township Calendar
 - b. Cherry Hill Township Website
 - c. Cherry Hill Township Municipal Building
6. The following is a listing of community contact person(s) and/or organizations(s) in Camden County that will aid in the Affirmative Marketing Program, with particular emphasis on contracts that will reach out to groups that are least likely to apply for housing within the region:

COMMUNITY CONTACT	ADDRESS
Burlington County College	601 Pemberton-Browns Mills Road, Pemberton, NJ 08068-1536
Our Lady of Lourdes Medical Center	218 Sunset Road, Willingboro, NJ 08046-1110
Masonic Home of New Jersey	902 Jacksonville Road, Burlington, NJ 08016-3814
Medford Leas Continuing Care	1 Medford Leas, Medford, NJ 08055
Virtua Geriatric Care Management	523 Fellowship Road, Mount Laurel, NJ 08054
Virtua West Jersey Hospital	90 Brick Road Marlton, NJ 08053-2177
Campbell Soup Company	Campbell Place, Camden, NJ 08103-1701
Lockheed Martin	1 Federal Street, Camden, NJ 08102
Bancroft Neurohealth	1000 Atlantic Avenue, Camden, NJ 08102
Cooper Health System	One Cooper Plaza, Camden, NJ 08102
L-3 Communications Systems	1 Federal Street, Camden, NJ, 08103
Towers Perrin	101 Woodcrest Road, Cherry Hill, NJ 08003
Arch Manufacturing & Sales Co.	1213 S 6th Street, Camden, NJ 08104
Cherry Hill Board of Education	45 Rinaldo Terrace, Cherry Hill, NJ 08034
TD Bank	1713 Route 70 East, Cherry Hill, NJ 08003
Melitta Coffee	1401 Berlin Road, Cherry Hill, NJ 08003
Kennedy Memorial Health Center	2201 Chapel Avenue West, Cherry Hill, NJ 08002
Camden County College	1889 Route 70 East, Cherry Hill, NJ 08003
Underwood Memorial Hospital	509 North Broad Street, Woodbury, NJ 08096
Rowan University	201 Mullica Hill Road, Glassboro, NJ 08028
Kennedy Memorial Hospital	435 Hurffville-Cross Keys Road, Turnersville, NJ 08012
U.S. Food Services	2255 High Hill Road, Swedesboro, NJ 08085
Direct Group	100 Berkeley Dr., Swedesboro, NJ & 800 Arlington Blvd., Swedesboro, NJ
CompuCom Systems, Inc.	1225 Forest Parkway #500, Paulsboro, NJ 08066
Missa Bay, LLC	101 Arlington Boulevard, Swedesboro, NJ; 2339 Center Square Road, Swedesboro, NJ; and 730 Veterans Drive, Swedesboro, NJ
Sony Music	400 North Woodbury Road, Pitman, NJ 08071
Delaware Valley Wholesale Florists	520 North Mantua Boulevard, Sewell, NJ 08080
Valero Refining Co.	800 Billingsport Road, Paulsboro, NJ 08066
Electric Mobility	591 Mantua Boulevard, Sewell, NJ 08080
Sunoco-Eagle Point Oil Refinery	US Highway 130 S & Highway 295, Westville, NJ 08093
Heritage's Dairy Stores	376 Jessup Road, Thorofare, NJ 08086
Cornell & Company	224 Cornell Lane, Westville, NJ 08093
Exxon Mobil Research & Engineering	800 Billingsport Road, Paulsboro, NJ 08066

7. Quarterly flyers and applications shall be sent to each of the following agencies for publication in their journals and for circulation among their members:
 - a. Cherry Hill quarterly newsletter (pink)
 - b. Applications shall be mailed to prospective applicants upon request
 - c. Additionally, quarterly informational circulars and applications shall be sent to the chief administrative employees of each of the following agencies in Camden County:
 - i. Welfare or Social Service Board, including but not limited to the Camden County Board of Social Services; Burlington County Board of Social Services, and Gloucester County Board of Social Services.
 - ii. Rental Assistance Office (local office of DCA)
 - iii. Office on Aging, including but not limited to the Camden County Division of Senior & Disabled Services; Burlington County Area Agency on Aging; and the Gloucester County Division of Senior Services.
 - iv. Housing Agency or Authority
 - v. Library, including but not limited to the Cherry Hill Public Library; Camden County Library; Burlington County Library; and Gloucester County Library.
 - vi. Area Community Action Agencies
8. A random selection method to select occupants of low- and moderate-income housing will be used by the experienced Affordable Housing Administrator, in conformance with *N.J.A.C.5:80-26.16 (1)*.
 - a. An experienced Affordable Housing Administrator will be selected to administer the program. The experienced Affordable Housing Administrator has the responsibility to income qualify low- and moderate-income households; to place income eligible households in low- and moderate-income units upon initial occupancy; to provide for the initial occupancy of low- and moderate-income units which income qualified households; to continue to qualify households, for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to low- and moderate-income households; and to enforce the terms of the deed restriction and mortgage loan as per *N.J.A.C 5:80-26*. The Township Administrator within the Township of Cherry Hill is the designated municipal housing liaison to act as liaison to the experienced Affordable Housing Administrator. The experienced Affordable Housing Administrator shall provide counseling services to low- and moderate-income applicants on subject such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law.
 - b. All developers of low- and moderate-income housing units shall be required to assist in the marketing of the affordable units in their respective developments.
 - c. The marketing program shall commence at least one hundred and twenty (120) days before the issuance of either temporary or permanent certificates

of occupancy. The marketing program shall continue until all low-income housing units are initially occupied and for as long as affordable units are deed restricted and occupancy or re-occupancy of units continues to be necessary.

- d. The experienced Affordable Housing Administrator will comply with monitoring and reporting requirements, as per N.J.A.C.5:80-26.

SECTION 1016-A. TENANT INCOME ELIGIBILITY.

The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very low-income, low-income household or a moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed thirty-five (35%) percent, which is forty (40%) percent for age-restricted units, of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.16, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:

- A. The household currently pays more than thirty-five (35%) percent, which is forty (40%) percent for age-restricted units, of its gross household income for rent, and the proposed rent will reduce its housing costs;
- B. The household has consistently paid more than thirty-five (35%) percent, which is forty (40%) percent for age-restricted units, of eligible monthly income for rent in the past and has proven its ability to pay;
- C. The household is currently in substandard or overcrowded living conditions;
- D. The household documents the existence of assets with which the household proposes to supplement the rent payments; or
- E. The household documents proposed third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.

SECTION 1017-A. SELECTION OF OCCUPANTS OF AFFORDABLE UNITS.

- A. The Administrative Agent shall use a random selection process to select occupants of low- and moderate-income housing.
- B. A waiting list of all eligible candidates will be maintained, in accordance with the provisions contained in N.J.A.C. 5:80-26 *et seq.*

SECTION 1018-A. ADMINISTRATION.

- A. Cherry Hill Township is ultimately responsible for administering the Affordable Housing Program, including affordability controls and the Affirmative Marketing Plan in accordance with the regulations of COAH pursuant to N.J.A.C. 5:97 *et seq.* and the Uniform Housing Affordable Controls (UHAC) pursuant to N.J.A.C. 5:80-26 *et seq.*
- B. Cherry Hill Township has delegated to the Municipal Housing Liaison this responsibility for administering the Affordable Housing Program, including administering and enforcing the affordability controls and the Affirmative Marketing Plan of Cherry Hill Township in accordance with the provisions of this sub-

chapter, the regulations of COAH pursuant to *N.J.A.C. 5:96 and 5:97 et seq.* and the Uniform Housing Affordable Controls (UHAC) pursuant to *N.J.A.C. 5:80-26 et seq.* Cherry Hill Township shall by resolution appoint the Township Administrator as the Municipal Housing Liaison.

- C. Subject to COAH approval, Cherry Hill Township may contract with one or more administrative agents to administer some or all of the affordability controls and/or the Affirmative Marketing Plan in accordance with this Article, the regulations of COAH pursuant to *N.J.A.C. 5:97 and 5:96 et seq.* and the Uniform Housing Affordable Controls (UHAC) pursuant to *N.J.A.C. 5:80-26 et seq.* If Cherry Hill Township enters into such a contract, the Municipal Housing Liaison shall supervise the contracting Administrative Agent(s) and shall serve as liaison to the contracting Administrative Agent(s).
- D. The Township of Cherry Hill intends to contract with an experienced Affordable Housing Administrator to be the administrator of the sale and rental of all new affordable housing. The experienced Affordable Housing Administrator will also oversee and administer income qualification of low- and moderate-income households; place income eligible households in low- and moderate-income units upon initial occupancy; place income eligible households in low- and moderate-income units as they become available during the period of affordability controls and enforce the terms of the required deed restrictions and mortgage loans. The experienced Affordable Housing Administrator will specifically administer and implement:
 - 1. An Administrative Plan and Program, and related monitoring and reporting requirements, as outlined in *N.J.A.C. 5:80-26.15 et seq.* and Article X-A of the Zoning Ordinances of the Township of Cherry Hill.
 - 2. A plan for certifying and verifying the income of low- and moderate-income households as per *N.J.A.C. 5:80-26.16*
 - 3. Procedures to assure that low- and moderate-income units are initially sold or rented to eligible households and are thereafter similarly re-sold and re-rented during the period while there are affordability controls, as per *N.J.A.C. 5:80-26 et seq.*
 - 4. The requirement that all newly constructed low- and moderate-income sales or rental units contain deed restrictions with appropriate mortgage liens, as set forth in Appendices in *N.J.A.C. 5:80-26 et seq.*
 - 5. The several sales/purchase options authorized under *N.J.A.C. 5:80-26 et seq.*, except that the Township retains the right to determine by resolution whether or not to prohibit, as authorized under *N.J.A.C. 5:80-26 et seq.*, the exercise of the repayment option.
 - 6. The regulations determining 1) whether installed capital improvements will authorize an increase in the maximum sales price; and 2) which items of property may be included in the sales price as per *N.J.A.C. 5:80-26.9*.
- E. The developers/owners of any inclusionary site shall be responsible for the experienced Affordable Housing Administrator's administrative fee, affirmative

marketing and advertising and such shall be a condition of Planning or Zoning Board approval. Subsequent to the initial sale of an affordable sale unit, the seller of an affordable sale unit shall be responsible for the experienced Affordable Housing Administrator's administrative fee, affirmative marketing and advertising and such shall be a condition of any affordable housing deed restriction governing the affordable unit.

- F. Cherry Hill Township reserves the right to replace the experienced Affordable Housing Administrator with another municipal authority, or other agency authorized by COAH or the Superior Court, to carry out the administrative processes outlined in this Ordinance.

SECTION 1019-A. ENFORCEMENT.

- A. Upon the occurrence of a breach of any of the regulations governing the affordable unit by an Owner, Developer or Tenant the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
- B. After providing written notice of a violation to an Owner, Developer or Tenant of a low- or moderate-income unit and advising the Owner, Developer or Tenant of the penalties for such violations, the municipality may take the following action against the Owner, Developer or Tenant for any violation that remains uncured for a period of sixty (60) days after service of the written notice:
1. The municipality may file a court action pursuant to *N.J.S.A. 2A:58-11* alleging a violation, or violations, of the regulations governing the affordable housing unit. If the Owner, Developer or Tenant is found by the court to have violated any provision of the regulations governing affordable housing units the Owner, Developer or Tenant shall be subject to one or more of the following penalties, at the discretion of the court:
 - a. A fine of not more than \$1,000.00 or imprisonment for a period not to exceed ninety (90) days, or both. Each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not as a continuing offense;
 - b. In the case of an Owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Cherry Hill Township Affordable Housing Trust Fund of the gross amount of rent illegally collected;
 - c. In the case of an Owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the court.
 2. The municipality may file a court action in the Superior Court seeking a judgment, which would result in the termination of the Owner's equity or other

interest in the unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a judgment of default of the First Purchase Money Mortgage and shall constitute a lien against the low- and moderate-income unit.

- C. Such judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the low- and moderate-income unit of the violating Owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any First Purchase Money Mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating Owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale.
- D. The proceeds of the Sheriff's sale shall first be applied to satisfy the First Purchase Money Mortgage lien and any prior liens upon the low- and moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating Owner shall be personally responsible for and to the extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus, if any, shall be placed in escrow by the municipality for the Owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the Owner shall make a claim with the municipality for such. Failure of the Owner to claim such balance within the two-year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the Owner or forfeited to the municipality.
- E. Foreclosure by the municipality due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as the same apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The Owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
- F. If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the First Purchase Money Mortgage and any prior liens, the municipality may acquire title to the low- and moderate-income unit by satisfying the First Purchase Money Mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the First Purchase Money Mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the low- and moderate-income unit could have been sold under the terms of the regulations governing affordable housing

units. This excess shall be treated in the same manner as the excess which would have been realized from an actual sale as previously described.

- G. Failure of the low- and moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the Owner to accept an offer to purchase from any qualified purchaser which may be referred to the Owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- and moderate-income unit as permitted by the regulations governing affordable housing units.
- H. The Owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the Owner.

SECTION 1020-A. APPEALS

Appeals from all decisions of an Administrative Agent designated pursuant to this Ordinance shall be filed in writing with the Executive Director of COAH.

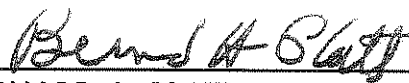
SECTION 2. REPEALER. Any and all ordinances inconsistent with the provisions of this ordinance be and the same are hereby repealed to the extent of any such inconsistencies;

SECTION 3. SEVERABILITY. In the event that any clause, section, or paragraph of this ordinance is deemed to be invalid for any reason, then it is hereby declared to be the intent of the governing body that the balance of the ordinance shall remain in full force and effect, the governing body hereby declaring that it would have adopted the remainder of the ordinance even without the offending provision;

SECTION 4. EFFECTIVE DATE. This ordinance shall take effect twenty (20) days after passage and the proper notice of adoption as required by law.

INTRODUCED: APRIL 11, 2011

ADOPTED: APRIL 25, 2011




BERNARD A. PLATT
MAYOR



COUNCIL PRESIDENT

ATTEST:



NANCY L. SAFFOS, RMC
TOWNSHIP CLERK

Appendix I

AFFORDABLE HOUSING IMPLEMENTATION ORDINANCES

ORDINANCE	SITE NAME	BLOCK	LOT(S)
Article XIX-A	Golden Triangle	55.02	1, 1.01, 1.02
Section 424-B	Brace Road	409.01	19
Section 424-B	Woodcrest Shopping Center	433.01	2
Section 424-B	Kimco Route 70	512.01	1
Article XIX-B	PATCO	583.01, 586.01	2, 1
Article XX-A	America's Best Value (formerly HOJO)	1.01	3

ARTICLE XIX-A. TRANSIT-ORIENTED DEVELOPMENT (TOD) OVERLAY ZONE.

§1900-A. PURPOSE.

The purpose of the Transit Oriented Development (TOD) overlay zone is to create a compact, mixed use of residential, office, retail, institutional, and civic uses to promote and support transit use. Pedestrian activity, passenger support, affordable housing and transit access are key goals in the TOD zone. The development standards are designed to require compact redevelopment, opportunities for increased choice of transportation modes, and a safe and pleasant pedestrian environment by ensuring an attractive streetscape, a functional mix of complementary uses, and the provision of facilities that support transit use, bicycling, and walking. The TOD overlay zone is meant to create dense, transit supportive development around the Cherry Hill Atlantic City Rail Line transit station, typically the area within one-half (1/2) mile walking distance from the transit station, which represents a 10-minute walk. The intent of this Ordinance is to accomplish the following:

- A. Compact Development. This zone provides *incentives for residential and commercial infill and redevelopment within designated areas*. Development is encouraged in designated areas by providing incentives, such as density bonuses and mixed use development opportunities in designated areas.
- B. Mixed Use. The *flexible zoning standards in this zone allow mixed-use development*. The zoning ordinance allows residential uses integrated with commercial and employment uses in appropriate locations (e.g. main street, neighborhood center and other core areas). Look for opportunities to provide flexibility in building height, housing density, floor area, lot coverage, yard setback, landscaping, and other zoning provisions for mixed-use developments. It is anticipated that mixed-use development may include residential uses above or behind permitted or commercial, and the combination of compatible commercial uses (retail, office, services, entertainment, etc.).
- C. Affordable Housing. Provide accessible and convenient affordable housing for very low, low and moderate-income households. The 57 acre tract will result in up to 570 housing units of which, 20 percent, or 114, will be affordable to low and moderate income households.
- D. Pedestrian Activity. *Development in this zone must adopt appropriate standards for pedestrian access, safety, and comfort*.
- E. Efficient Land Use. It has been determined that parking is most inefficient and *the following regulatory and parking management tools are available to minimize the amount of land used for surface parking*:
 1. Shared parking. "Shared parking" is an option available in this zone and allows that multiple uses to share one or more parking facilities.
 2. On-street parking is encouraged. On-street parking slows traffic, creates better pedestrian environments by buffering sidewalks from moving vehicles, increases the viability of retail shops and services, and reduces the amount of land used for off-street parking lots, thus decreasing impervious surfaces.
 3. Allow valet parking. Valet parking may be feasible for some restaurants and meeting/event facilities. Valet parking allows stacking of smaller parking spaces with less space devoted to drive aisles.
- F. Public Spaces. *Require developments to integrate usable public space whenever possible, and require that they recognize and respond appropriately to existing or planned public spaces on or near the site (e.g., parks, civic buildings and spaces, transit stops, sidewalks, plazas, and similar spaces)*. Public spaces should be clearly recognizable as "public" (e.g., a plaza within view of a street or other public space), publicly accessible (i.e., a pedestrian can get there), and can be occupied by a person (i.e., a person can stand there). These spaces can be as simple as an expanded sidewalk for outdoor dining, to a large plaza with public art and entertainment.

- G. Human-Scaled Building Design. Ordinances can help support human-scale design by requiring building entrances placed close to the street, ground floor windows, articulated façades, appropriately scaled signs and lighting, and awnings and other weather protection. For example, in downtowns, main streets, neighborhood centers, and other strategic locations (e.g., at transit stops), it is often appropriate to require a maximum front building setback, or a “build-to” line, for a minimum percentage of the building front. For shopping centers with private, internal driveways, the width/height ratio can be measured between opposite building fronts (pads) along an internal street, or between one building front and street trees on the opposite side of the street. The internal drive or “shopping street” should have sidewalks and amenities similar to a public street (e.g., seating, trees, lighting, etc.).

§1901-A. PERMITTED USES.

- A. Permitted Principal Uses. All non-residential uses permitted in the Regional Business (B4) zone shall be permitted, with the exception of the Retail A use.
- B. Permitted Accessory Uses. Any of the following uses and structures may be permitted, when used in conjunction with a principal use and conforming to the applicable subsection in §1901-A.A:
1. Child Care Centers
 2. Awnings & Canopies
 3. Outdoor seating
 4. Public, Local Utilities & Cable Television Facilities
 5. Temporary Construction Trailers
 6. Fences, hedges, and walls
 7. Off-street parking facilities, including structures
 8. Signs
 9. Refuse and Recycling Storage Areas
 10. Sidewalk, curbs, gutters, and walkways
 11. Stormwater management facilities
- C. Affordable Housing.
1. Non-residential development shall pay a development consistent with State statutes or regulations adopted by the New Jersey Council on Affordable Housing (COAH) or any successor agency.
 2. Residential: Twenty percent of all affordable housing developments shall be set-aside for low and moderate income housing. The housing units shall comply in all respects with the Township’s affordable housing ordinance and UHAC regulations, including but not limited to: bedroom distribution; pricing, affirmative marketing; accessibility; phasing, etc. At least 13 percent of any affordable rentals shall be affordable to households earning less than 30 percent of median income.

§1902-A. BULK REQUIREMENTS.

A. Except as otherwise modified, the following bulk standards shall apply to all buildings in the TOD zone:

Minimum tract size	30 acres
Set-aside	20% of the total housing units shall be affordable to low and moderate income households pursuant to the Cherry Hill affordable housing ordinance
Minimum land area designated	
For housing	50 percent* *Housing may be constructed within stand alone buildings or may be constructed above commercial and office uses. The intent of the ordinance is to permit a gross density of 10 units per acre on any tract within the zone. The requirement for 50 percent of land area to be utilized for housing is relieved once final approval is granted for the permitted gross density.
Minimum open space	25 percent of land area
Maximum height	4 stories and 55 feet
Minimum setback from state highway right-of-way	30 feet
Minimum setback from internal street right-of-way	zero (0) feet
Minimum rear yard setback	30 feet
Minimum distance between buildings	20 feet

B. Additional Requirements.

1. An owner's association shall be created, subject to the approval of the Planning Board. The association shall become the owner of all lands dedicated to recreation and open space and shall be responsible for maintaining all public areas.
2. No more than 50 percent of the zone may be approved for non-residential uses until 570 housing units have received preliminary approval.
3. At least 30 percent of the non-residential floor area in the zone shall be office space.
4. Tract buffer 50 feet, consisting of existing and supplemental landscape material and/or fences to provide a reasonable visual buffer.
5. Residential dwellings located in building that are between one (1) and four (4) floors in height.
6. Open Space
 - a. A minimum of 25% of the total tract area shall be dedicated for common open space uses, which may include conservation, passive and active recreation and storm water management as below. No more than 50% of the required common open space shall be in the form of wetlands, wetlands buffers, flood plain, swales, recharge areas, and detention and retention basins if designed as an aesthetic feature.
 - b. The non-residential area shall have at least one town park and may have plazas, greens, squares, and greenways.

§1903-A. DESIGN STANDARDS.

The below standards have been promulgated in an attempt to achieve a well designed site. It is recognized that the intent of this section can be achieved with designs not anticipated by these standards. Accordingly, the Planning Board may waive any design standard it deems appropriate.

- A. Spatial relationships between buildings and other structures shall be formal; façades shall be parallel to street lines and exterior building walls shall typically be either parallel or at right angles to each other. Buildings shall be oriented toward the street or the streetscape. A lot with multiple buildings should be organized around a feature such as a courtyard, green or quadrangle that encourages

pedestrian activity and incidental social interaction among users. Buildings shall be designed to provide for safety concerns and shall be located to allow for adequate fire and emergency access.

- B. Residential buildings shall define the street-edge through adherence to uniform setbacks along the build-to line for each block. A minimum of eighty percent (80%) of all residential building façades on a block face shall be located at the build-to-line. The streetscape shall also be reinforced by lines of uniformly spaced shade trees and may be further reinforced by walls, hedges, or fences that define front yards.
- C. Commercial buildings on corner lots shall be considered significant structures, since they have at least two façades visibly exposed to the street. Such buildings shall be designed with additional architectural features to emphasize their location.
- D. Focal points of visual termination shall generally be occupied by prominent buildings and structures that employ enhanced height, massing, distinctive architectural treatments, ornamental site elements, or other distinguishing features.
- E. Specific Design Standards.
 - 1. The entry façades of all buildings shall be designed to a pedestrian scale.
 - 2. The architectural treatment of the front façade, with regard to its major features and materials, shall be continued around all sides of a building that are readily visible from public property and/or rights-of-way. The design of all sides of a building shall be consistent with regard to style, materials, colors, and details. No solid, blank, windowless walls or service areas shall be visible from the public areas. Where the construction of a blank or substantially blank wall is necessary, the façades shall be articulated by the provision of false windows, articulated masonry, or, if the building is occupied by a commercial use, by using recessed or projecting display window cases. Enhanced plantings may also be appropriate in certain cases.
 - 3. Open arcades may encroach into a public right-of way and over the sidewalk at a front or side street lot line as follows:
 - a. Front Encroachment: 8 feet maximum.
 - b. Side Street Encroachment: 8 feet maximum
 - c. The maximum allowable height of an encroachment is three stories. The area of an encroachment shall not exceed 20 percent of the block length.
 - 4. All air conditioning units, skylights, solar panels, HVAC systems, exhaust pipes or stacks, elevator housing satellite dishes, and other telecommunications receiving devices shall be screened from view from public property or rights-of-way and from adjacent properties by using walls, fencing, roof elements, penthouse-type screening devices, and /or plantings.

§1904-A. PARKING.

- A. In addition to the standards of Article XXIV and the New Jersey RSIS, the following shall apply:
 - 1. Off-street parking shall not be located between a building and a street unless the visual impact has been minimized by the construction of walls, fences, berms or the installation of appropriate landscaping.
 - 2. No outside storage or overnight parking of commercial vehicles or boats, recreational vehicles, trailers or similar conveyances shall be permitted, unless the commercial vehicle is part of a commercial use and is parked in a designated area, screened and shielded from any roadway.
 - 3. Off-street parking shall be located along the side and rear of structures parking shall be provided in the rear and the side of buildings. If parking in the front of buildings must be provided, it shall not occupy more than 25 percent of the lot frontage. Direct pedestrian connections shall be provided from the rear and side parking areas to the front of all buildings. Whenever possible, breaks in the building footprints should be provided to allow pedestrian access from rear parking areas to building fronts. The pedestrian access way should be a minimum of twenty-five (25') feet. On street parking shall be permitted on all development streets, except service alleyways.
- B. Shared Parking standards.

1. Shared parking shall be encouraged for all commercial parking lots and particularly for those serving mixed use commercial and residential buildings. Where necessary, in parking lots which are serving mixed-use commercial or residential buildings, the Planning Board may, in its discretion, permit a limited amount of parking to be reserved either for residential or specified commercial uses only; or may restrict the hours that certain spaces are to be used for residential or commercial uses only. In exercising its discretion to allow any limitation to be placed on the use of any parking, the Board shall do so with the intent to limit such restrictive use in order to advance the objective of encouraging shared parking.
 2. An applicant seeking to satisfy its parking requirement using a shared parking approach shall prepare a parking report that documents how an adequate supply of parking spaces will be provided to satisfy projected parking demand. The report shall be prepared using procedures presented in the most recent version of the report "Shared Parking," published by the *Urban Land Institute*. The report shall be prepared using the most current shared parking methodology published by the *Urban Land Institute* or the *Institute of Transportation Engineers*.
 3. The report may also adjust projected parking demand based on an analysis of captured parking using procedures presented in the most recent version of the *Trip Generation Handbook* published by the *Institute of Transportation Engineers*. A captured and shared parking study report shall:
 - a. Calculate the projected peak parking demand for each land use that will be sharing the available parking supply using the latest edition of the ITE informational report *Parking Generation*.
 - b. Calculate the extent to which parking demand will be mitigated on the site as a result of trips captured from adjoining land uses and therefore occurring without the use of a vehicle.
 - c. Calculate the peak parking accumulation for the development, making use of shared parking procedures.
 - d. Expand the peak parking accumulation by 10% to determine the needed supply of parking spaces. This will assure an adequate capacity of spaces for the turnover of vehicles.
 - e. Determine the number of on-site parking spaces that will be supplied.
 - f. Determine the number of on-street parking spaces that are available to the development in accordance with procedures established by this section.
 - g. Determine whether additional parking spaces will be needed to serve the development and if so how they will be supplied.
- C. Landscaping.
1. Lots for residential and nonresidential uses shall balance the functional requirements of parking with the provision of pedestrian amenities. Transition areas between parking and civic, commercial, or residential uses shall be designed with textured paving, landscaping, and street furniture approved by the Planning Board.
 2. Parking lot layout, landscaping, buffering, and screening shall be provided to minimize direct view of parked vehicles from streets and sidewalks, avoid spillover light, glare, noise, or exhaust fumes onto adjacent residential properties, and provide the parking area with a reasonable measure of shade, when trees reach maturity. In order to achieve these objectives, parking lots exposed to view shall be surrounded by a minimum of a four-and-one-half-foot-high, year-round visually impervious screen, hedge, or wall. The height of any required screen, hedge, or wall shall decrease where driveways approach sidewalks or walkways, in order to provide adequate visibility of pedestrian from motor vehicles, and shall not interfere with clear sight triangle requirements.
 3. The interior of all parking lots shall be landscaped to provide shade and visual relief. Protected planting islands or peninsulas within the perimeter of the parking lot are encouraged. Parking lots with 10 or less spaces may not require interior landscaping if the Planning Board determines that there is adequate perimeter landscaping. In parking lots with 11 or more spaces, a maximum of one deciduous shade tree shall be required to be planted in the parking lot for every eight parking spaces. A six-foot planting diamond, or equivalent planter, is required per tree. Choice of

plant materials, buffer width, type of screening, location, and frequency of tree planting shall be flexible, provided these objectives are designed to the satisfaction of the Planning Board.

4. Parking lot layout shall take into consideration pedestrian and vehicular circulation and shall be designed to preclude dead end parking lots. Pedestrian crosswalks shall be provided, where necessary and appropriate, and shall be distinguished by textured paving, and shall be integrated into the wider network of pedestrian walkways. Pavement textures shall be required on pedestrian access ways, and strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents and as approved by the Planning Board.

§1905-A. SITE INFRASTRUCTURE.

1. Common trash collection areas shall be properly screened with an appropriate combination of walls, fences, earth berms, and plantings. Any common trash collection area shall provide facilities for the collection and separation of recyclable materials in accordance with the requirements of the Township of Cherry Hill.
2. Any loading space shall be screened from public view by building walls or extensions thereof, fencing and /or landscaping.
3. Sidewalks shall have a minimum width of five feet, except along commercial uses where the sidewalk in commercial areas shall be larger. At corners, handicapped ramps shall be provided. Sidewalks in commercial areas shall be continued across street surfaces using paving materials to delineate crosswalks.
4. Sidewalks and pedestrian paths shall connect proposed uses to a public sidewalk or roadway. Private sidewalks shall be designed to connect parking areas with individual structures, as well as building groups.
5. The use of special paving such as brick or pre-cast concrete pavers for sidewalks is required for a minimum of 10% of the paved area, specifically at prominent intersections and public spaces. Otherwise, sidewalks shall be poured-in-place concrete. Special paving, if selected, should complement the building materials and should be used to define spaces or special areas such as entrances. All plans for special pavement areas shall be submitted to the Planning Board for approval. Private sidewalks shall be submitted to the Planning Board for approval. Sidewalks adjacent to parking lots, where car bumpers may overhang the walk, shall be a minimum of 6 ft. wide measured from the face of the curb or 4 ft. wide if setback a minimum of 2 ft. from the face of curb was a grassed area.

§1906-A. LANDSCAPING.

- A. Canopy tree shall be planted along street frontages at a maximum distance of 35 feet on center and spaced equal distance between street lights. Such street trees shall be a minimum caliper of three (3) inches (measured six (6) inches above ground level) at the time of planting. Bottom branches shall be trimmed to a minimum of eight (8) feet above the ground for pedestrian passage.
- B. Whenever an off street parking area exceeds 100 spaces, the area should be divided into a minimum of 4 (four) equal sections with each section being divided by a landscaped divider strip (minimum 10 ft. wide) with canopy trees and planted with ground cover or low shrubs (at least 36 inches in height).
- C. Hedges, privacy or ornamental fences of varying heights may be used to block view of parking areas, storage areas, loading docks or other utilitarian views from residential or public areas. No "cyclone" or "chain link" fencing shall be permitted.

§1907-A. LIGHTING.

In addition to §2808 of the ordinance, the following shall apply:

- A. All public and private streets, parking lots and pedestrian walkways shall be sufficiently illuminated to ensure traffic and pedestrian safety under all weather conditions. Lighting fixtures are to include non-glare lights with "cutoff" shields as appropriate in order to mitigate against adverse impacts upon adjacent and nearby properties, the safety of traffic along adjacent roadways and overhead glow.
- B. Street lighting shall be decorative and blend with the architectural style of the development.

- C. Streets and sites shall be provided with adequate lighting while minimizing adverse impacts such as glare and overhead sky glow on adjacent properties. House-side shields shall be provided where abutting a residential use.
- D. Along all commercial or mixed-use streets, parking areas, sidewalk, walkways, courtyards and common areas, 12-14 foot high decorative pedestrian scale lamp posts shall be provided at regular intervals. Posts in commercial mixed-use and senior citizen and townhouse streets should be spaced approximately sixty (60') on the center. Distance of lighting shall depend upon the manufacturer chosen and the specifications of the particular lights.
- E. In off-street parking lots, post heights may be extended to a maximum of 16 feet.
- F. Use of minimum wattage metal halide or color corrected sodium or mercury vapor light sources is encouraged.
- G. Lighting attached to the exterior of a building shall be architecturally compatible with the style, materials colors and details of the building and shall comply with the local building code. The type of light source used on the exterior of buildings, signs, parking areas, pedestrian walkways and other areas of a site, and the light quality produced, shall be the same or compatible. Facades shall be lit from the exterior, and as a general rule, lights should be concealed through shielding or landscaping. Mounting brackets and associated hardware should be inconspicuous.

§1908-A. SIGNS.

In accordance with the provisions of Article XXIII.

SECTION 424-B. AFFORDABLE HOUSING (AH) OVERLAY ZONE. [Workforce housing? Live/Work?](#)

- A. Intent. The intent of the Affordable Housing (AH) zone is to promote mixed-use redevelopment to provide the community with a various, mutually-supporting retail, service, office and residential uses. By creating an attractive, sustainable and convenient environment for living, working and recreating, the most efficient use of land and utilities will be derived. As an equitable development part of a balanced community, housing for people of all income levels will be provided that ensure an opportunity for decent, affordable housing. To achieve this intent, a minimum of twenty (20%) percent of all housing shall be set-aside as affordable to low and moderate-income households, implementing the goals of the *Cherry Hill Housing Plan*.
- B. Required Uses. All developments in the AH zone shall include affordable housing units, in accordance with Article X-A.
- C. Permitted Principal Uses. In the AH zone, no lot shall be used and no structure shall be erected, altered, or occupied for any purpose except the following:
1. All non-residential uses permitted within the Neighborhood Business (B1) zone and Limited Office (O1) zone.
 2. All multi-residential dwellings located in buildings that comply with the height requirements of the AH zone. Multi-Residential housing may be constructed within stand alone buildings or may be constructed above non-residential uses.
- D. Permitted Accessory Uses & Structures Any of the following uses and structures may be permitted, when used in conjunction with a principal use and conforming to the applicable subsection:
- E. Prohibited Uses. Any use that is not specifically permitted in §424-B.B is hereby prohibited.
- F. Bulk Requirements. Except as otherwise modified, the following bulk standards shall apply to all buildings in the AH zone:
1. Minimum Requirements:

Minimum Requirements	Principal Structures	
	Inside Lot	Corner Lot
Lot Size (acres)	3	3
Lot Frontage		
Lot Depth		
Front Yard	75'	75'
Secondary Front Yard	n/a	
Side Yard		
Aggregate Side Yard		n/a
Rear Yard	30'	30'
Maximum Height	3 stories and 45'	3 stories and 45'
Maximum Building Cover		
Maximum Lot Cover		
Open Space	20%	20%

2. Additional Requirements. In addition to §424-B.F.1, the following requirements shall apply:
 - a. Minimum land area designated For housing: 50 percent
 - b. Minimum setback from internal street right-of-way shall be zero (0) feet (current ord says if used together = 0')
 - c. Minimum distance between buildings:
 - i. Between residential and non-residential buildings 60 feet
 - ii. Between front elevations of buildings 50 feet
 - iii. Between rear elevations of buildings 50 feet

- iv. Between side elevations of buildings 20 feet
 - v. Between other elevations of buildings 40 feet
 - d. No more than 50 percent of the site may be approved for non-residential uses until all of the housing units have received preliminary approval, which is relieved once final approval is granted for the permitted gross density.
 - e. An association shall be created, subject to the approval of the Planning Board. The association shall become the owner of all lands dedicated to recreation and open space and shall be responsible for maintaining all public areas.
 - 3. Density. The maximum density of the residential uses on the entire tract in a AH zone shall not exceed 7.5 dwelling units per gross usable acre.
 - G. Applications shall meet the requirement under Article V-A Performance and Design Standards.
 - H. Special Design Standards. In addition to the requirements of §504-A, the following shall apply in this zone:
 - 1. Spatial relationships between buildings and other structures shall be formal; façades shall be parallel to street lines and exterior building walls shall typically be either parallel or at right angles to each other. Buildings shall be oriented toward the street or the streetscape. A lot with multiple buildings should be organized around a feature such as a courtyard, green or quadrangle that encourages pedestrian activity and incidental social interaction among users. Buildings shall be located to allow for adequate fire and emergency access.
 - 2. Residential buildings shall define the street-edge through adherence to uniform setbacks along the build-to line for each block. A minimum of eighty percent (80%) of all residential building façades on a block face shall be located at the build-to-line. The streetscape shall also be reinforced by lines of uniformly spaced shade trees and may be further reinforced by walls, hedges, or fences that define front yards.
 - 3. Commercial buildings on corner lots shall be considered significant structures, since they have at least two façades visibly exposed to the street. Such buildings shall be designed with additional architectural features to emphasize their location.
 - 4. Focal points of visual termination shall generally be occupied by prominent buildings and structures that employ enhanced height, massing, distinctive architectural treatments, ornamental site elements, or other distinguishing features.
 - 5. No “cyclone” or “chain link” fencing shall be permitted.
 - I. Architectural Design Standards.
 - 1. General. Preliminary Architectural Design Standards are intended to establish general architectural concepts and serve as a guide. It is recognized that the intent of this section can be met with designs that are not anticipated by these standards. Accordingly, the Planning Board may grant, by waiver, any design standard variations it deems appropriate.
 - 2. Specific Architectural Guidelines
 - a. The entry façades of all buildings shall be designed to a pedestrian scale.
 - b. The architectural treatment of the front façade, with regard to its major features and materials, shall be continued around all sides of a building that are readily visible from public property and/or rights-of-way. The design of all sides of a building shall be consistent with regard to style, materials, colors, and details. No solid, blank, windowless walls or service areas shall be visible from the public areas. Where the construction of a blank or substantially blank wall is necessary, the façades shall be articulated by the provision of false windows, articulated masonry, or, if the building is occupied by a commercial use, by using recessed or projecting display window cases. Enhanced plantings may also be appropriate in certain cases.
-

3. Open arcades may encroach into a public right-of way and over the sidewalk at a front or side street lot line as follows:
 - a. Front Encroachment: 8 feet maximum.
 - b. Side Street Encroachment: 3 feet maximum
 - c. The maximum allowable height of an encroachment is three stories. The area of an encroachment shall not exceed 20 percent of the block length.
 - J. Parking. In addition to the requirements of §511-A, the following shall apply in this zone:
 1. Sidewalks shall have a minimum width of five feet, except along commercial uses where the sidewalk in commercial areas shall be larger. At corners, handicapped ramps shall be provided. Sidewalks in commercial areas shall be continued across street surfaces using paving materials to delineate crosswalks.
 2. Private sidewalks and pedestrian paths shall connect proposed uses to a public sidewalk or roadway. Private sidewalks shall be designed to connect parking areas with individual structures, as well as building groups.
 3. The use of special paving such as brick or pre-cast concrete pavers for sidewalks is highly encouraged. Otherwise, sidewalks shall be poured-in-place concrete. Special paving, if selected, should complement the building materials and should be used to define spaces or special areas such as entrances. All plans for special pavement areas shall be submitted to the Planning Board for approval. Private sidewalks shall be submitted to the Planning Board for approval. Sidewalks adjacent to parking lots, where car bumpers may overhang the walk, shall be a minimum of 6 ft. wide measured from the face of the curb or 4 ft. wide if setback a minimum of 2 ft. from the face of curb was a grassed area.
 4. Lots for residential and nonresidential uses shall balance the functional requirements of parking with the provision of pedestrian amenities. Transition areas between parking and civic, commercial, or residential uses shall be designed with textured paving, landscaping, and street furniture approved by the Planning Board.
 5. Parking lot layout, landscaping, buffering, and screening shall be provided to minimize direct view of parked vehicles from streets and sidewalks, avoid spillover light, glare, noise, or exhaust fumes onto adjacent residential properties, and provide the parking area with a reasonable measure of shade, when trees reach maturity. In order to achieve these objectives, parking lots exposed to view shall be surrounded by a minimum of a four-and-one-half-foot-high, year-round visually impervious screen, hedge, or wall. The height of any required screen, hedge, or wall shall decrease where driveways approach sidewalks or walkways, in order to provide adequate visibility of pedestrian from motor vehicles, and shall not interfere with clear sight triangle requirements.
 6. Parking lot layout shall take into consideration pedestrian circulation. Pedestrian crosswalks shall be provided, where necessary and appropriate, and shall be distinguished by textured paving, and shall be integrated into the wider network of pedestrian walkways. Pavement textures shall be required on pedestrian access ways, and strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents and as approved by the Planning Board.
 - K. Open Space. A minimum of 20% of the total tract area shall be dedicated for common open space uses, which may include conservation, passive and active recreation and storm water management as below. No more than 50% of the required common open space shall be in the form of wetlands, wetlands buffers, flood plain, swales, recharge areas, and detention and retention basins if designed as an aesthetic feature. The non-residential area shall have at least one park area and may have plazas, greens, squares, and greenways.
-

ARTICLE XIX-B.

PATCO TRANSIT-ORIENTED DEVELOPMENT (TOD) OVERLAY ZONE.

§1900-B. PURPOSE.

The purpose of the Transit Oriented Development (TOD) overlay zone is to create a compact, mixed use of residential, office, retail, institutional, and civic uses to promote and support transit use. Pedestrian activity, passenger support, affordable housing and transit access are key goals in the TOD zone. The development standards are designed to require compact redevelopment, opportunities for increased choice of transportation modes, and a safe and pleasant pedestrian environment by ensuring an attractive streetscape, a functional mix of complementary uses, and the provision of facilities that support transit use, bicycling, and walking. The TOD overlay zone is meant to create dense, transit supportive development at the PATCO Speedline Woodcrest Station, the area within this site will provide a convenient walking distance to and from the transit station. The intent of this Ordinance is to accomplish the following:

- A. Compact Development. This zone provides *incentives for residential and commercial infill and redevelopment within designated areas*. Development is encouraged in designated areas by providing incentives, such as density bonuses and mixed use development opportunities in designated areas.
- B. Mixed Use. The *flexible zoning standards in this zone allow mixed-use development*. The zoning ordinance allows residential uses integrated with commercial and employment uses in appropriate locations (e.g. main street, neighborhood center and other core areas).
- C. Affordable Housing. Provide accessible and convenient affordable housing for very low, low and moderate-income households. The minimum 35 acre tract will result in up to 263 housing units of which, 20 percent, or 98, will be affordable to low and moderate income households.
- D. Pedestrian Activity. *Development in this zone must adopt appropriate standards for pedestrian access, safety, and comfort*.
- E. Efficient Land Use. *The following regulatory and parking management tools are available to minimize the amount of land used for surface parking*:
 1. Shared parking. “Shared parking” is an option available in this zone and allows that multiple uses to share one or more parking facilities.
 2. On-street parking is encouraged. On-street parking slows traffic, creates better pedestrian environments by buffering sidewalks from moving vehicles, increases the viability of retail shops and services, and reduces the amount of land used for off-street parking lots, thus decreasing impervious surfaces.
 3. Allow valet parking. Valet parking may be feasible for some restaurants and meeting/event facilities. Valet parking allows stacking of smaller parking spaces with less space devoted to drive aisles.
- F. Public Spaces. *Require developments to integrate usable public space whenever possible, and require that they recognize and respond appropriately to existing or planned public spaces on or near the site (e.g., parks, civic buildings and spaces, transit stops, sidewalks, plazas, and similar spaces)*. Public spaces should be clearly recognizable as “public” (e.g., a plaza within view of a street or other public space), publicly accessible (i.e., a pedestrian can get there), and can be occupied by a person (i.e., a person can stand there). These spaces can be as simple as an expanded sidewalk for outdoor dining, to a large plaza with public art and entertainment.
- G. Human-Scaled Building Design. Ordinances can help support human-scale design by requiring building entrances placed close to the street, ground floor windows, articulated façades, appropriately scaled signs and lighting, and awnings and other weather protection. For example, in downtowns, main streets, neighborhood centers, and other strategic locations (e.g., at transit stops), it is often appropriate to require a maximum front building setback, or a “build-to” line, for a minimum

percentage of the building front. For shopping centers with private, internal driveways, the width/height ratio can be measured between opposite building fronts (pads) along an internal street, or between one building front and street trees on the opposite side of the street. The internal drive or “shopping street” should have sidewalks and amenities similar to a public street (e.g., seating, trees, lighting, etc.).

§1901-B. PERMITTED USES.

A. Permitted Principal Uses.

1. Residential dwellings located in buildings that are between one (1) and four (4) floors in height.
2. All non-residential uses permitted in the Regional Business (B4) zone shall be permitted, with the exception of the Retail A use.

B. Permitted Accessory Uses. Any of the following uses and structures may be permitted, when used in conjunction with a principal use and conforming to the applicable subsection in §1901-B.A:

1. Child Care Centers
2. Awnings & Canopies
3. Outdoor seating
4. Public, Local Utilities & Cable Television Facilities
5. Temporary Construction Trailers
6. Fences, hedges, and walls
7. Off-street parking facilities, including structures
8. Signs
9. Refuse and Recycling Storage Areas
10. Sidewalk, curbs, gutters, and walkways
11. Stormwater management facilities
12. Parking lots and parking structures

C. Affordable Housing.

1. Non-residential development shall pay a development fee consistent with State statutes or regulations adopted by the New Jersey Council on Affordable Housing (COAH) or any successor agency.
2. Residential: Twenty percent of all affordable housing developments shall be set-aside for low and moderate income housing. The housing units shall comply in all respects with the Township's affordable housing ordinance and UHAC regulations, including but not limited to: bedroom distribution; pricing, affirmative marketing; accessibility; phasing, etc. At least 13 percent of any affordable rentals shall be affordable to households earning less than 30 percent of median income consistent with State statutes or regulations.

§1902-B. BULK REQUIREMENTS.

A. Except as otherwise modified, the following bulk standards shall apply to all buildings in the TOD zone:

Minimum tract size	35 acres
Set-aside	20% of the total housing units shall be affordable to low and moderate income households pursuant to the Cherry Hill affordable housing ordinance
Minimum land area designated	
For housing	50 percent* *Housing may be constructed within stand alone buildings or may be constructed above commercial and office uses. The intent of the ordinance is to permit a gross density of 14 units per acre on any tract within the zone. The requirement for 50 percent of land area to be utilized for housing is relieved once final approval is granted for the permitted gross density.
Minimum open space	25 percent of land area
Maximum height	4 stories and 55 feet
Minimum setback from exterior street or rail right-of-way	30 feet
Minimum setback from internal street right-of-way	zero (0) feet
Minimum rear yard setback	30 feet
Minimum distance between buildings	20 feet

B. Additional Requirements.

1. An owner's association shall be created, subject to the approval of the Planning Board. The association shall become the owner of all lands dedicated to recreation and open space and shall be responsible for maintaining all public areas.
2. No more than 50 percent of the zone may be approved for non-residential uses until 490 housing units have received preliminary approval.
3. At least 30 percent of the non-residential floor area in the zone shall be office space.
4. Tract buffer 30 feet, consisting of existing and supplemental landscape material and/or fences to provide a reasonable visual buffer.
5. Open Space
 - a. A minimum of 25% of the total tract area shall be dedicated for common open space uses, which may include conservation, passive and active recreation and storm water management as below. No more than 50% of the required common open space shall be in the form of wetlands, wetlands buffers, flood plain, swales, recharge areas, and detention and retention basins if designed as an aesthetic feature.
 - b. The non-residential area shall have at least one town park and may have plazas, greens, squares, and greenways.

§1903-B. DESIGN STANDARDS.

The below standards have been promulgated in an attempt to achieve a well designed site. It is recognized that the intent of this section can be achieved with designs not anticipated by these standards. Accordingly, the Planning Board may waive any design standard it deems appropriate.

- A. Spatial relationships between buildings and other structures shall be formal; façades shall be parallel to street lines and exterior building walls shall typically be either parallel or at right angles to each other. Buildings shall be oriented toward the street or the streetscape. A lot with multiple buildings should be organized around a feature such as a courtyard, green or quadrangle that encourages

pedestrian activity and incidental social interaction among users. Buildings shall be designed to provide for safety concerns and shall be located to allow for adequate fire and emergency access.

- B. Residential buildings shall define the street-edge through adherence to uniform setbacks along the build-to line for each block. A minimum of eighty percent (80%) of all residential building façades on a block face shall be located at the build-to-line. The streetscape shall also be reinforced by lines of uniformly spaced shade trees and may be further reinforced by walls, hedges, or fences that define front yards.
- C. Buildings on corner lots shall be considered significant structures, since they have at least two façades visibly exposed to the street. Such buildings shall be designed with additional architectural features to emphasize their location.
- D. Focal points of visual termination shall generally be occupied by prominent buildings and structures that employ enhanced height, massing, distinctive architectural treatments, ornamental site elements, or other distinguishing features.
- E. Specific Design Standards.
 - 1. The entry façades of all buildings shall be designed to a pedestrian scale.
 - 2. The architectural treatment of the front façade, with regard to its major features and materials, shall be continued around all sides of a building that are readily visible from public property and/or rights-of-way. The design of all sides of a building shall be consistent with regard to style, materials, colors, and details. No solid, blank, windowless walls or service areas shall be visible from the public areas. Where the construction of a blank or substantially blank wall is necessary, the façades shall be articulated by the provision of false windows, articulated masonry, or, if the building is occupied by a commercial use, by using recessed or projecting display window cases. Enhanced plantings may also be appropriate in certain cases.
 - 3. Open arcades may encroach into a public right-of way and over the sidewalk at a front or side street lot line as follows:
 - a. Front Encroachment: 8 feet maximum.
 - b. Side Street Encroachment: 8 feet maximum
 - c. The maximum allowable height of an encroachment is three stories. The area of an encroachment shall not exceed 20 percent of the block length.
 - 4. All air conditioning units, skylights, solar panels, HVAC systems, exhaust pipes or stacks, elevator housing satellite dishes, and other telecommunications receiving devices shall be screened from view from public property or rights-of-way and from adjacent properties by using walls, fencing, roof elements, penthouse-type screening devices, and /or plantings.
 - 5. The massing of buildings shall be deemphasized in a variety of ways, including but not limited to, the use of projecting and recessed elements such as porches, windows and roof dormers, to reduce their apparent overall bulk and volume, to enhance visual quality and contribute to human-scale development. Such breaks in the facades and rooflines shall occur not more frequently than every 25 feet and no less frequently than every 100 feet.

§1904-B. PARKING.

- A. In addition to the standards of Article XXIV and the New Jersey RSIS, the following shall apply:
 - 1. Off-street parking shall not be located between a building and a street unless the visual impact has been minimized by the construction of walls, fences, berms or the installation of appropriate landscaping.
 - 2. No outside storage or overnight parking of commercial vehicles or boats, recreational vehicles, trailers or similar conveyances shall be permitted, unless the commercial vehicle is part of a commercial use and is parked in a designated area, screened and shielded from any roadway.
 - 3. Off-street parking shall be located along the side and rear of structures. If parking in the front of buildings must be provided, it shall not occupy more than 25 percent of the lot frontage. Direct pedestrian connections shall be provided from the rear and side parking areas to the front of all buildings. Whenever possible, breaks in the building footprints should be provided to allow

pedestrian access from rear parking areas to building fronts. The pedestrian access way should be a minimum of twenty-five (25') feet. On street parking shall be permitted on all development streets, except service alleyways.

B. Shared Parking standards.

1. Shared parking shall be encouraged for all commercial parking lots and particularly for those serving mixed use commercial and residential buildings. Where necessary, in parking lots which are serving mixed-use commercial or residential buildings, the Planning Board may, in its discretion, permit a limited amount of parking to be reserved either for residential or specified commercial uses only; or may restrict the hours that certain spaces are to be used for residential or commercial uses only. In exercising its discretion to allow any limitation to be placed on the use of any parking, the Board shall do so with the intent to limit such restrictive use in order to advance the objective of encouraging shared parking.
2. An applicant seeking to satisfy its parking requirement using a shared parking approach shall prepare a parking report that documents how an adequate supply of parking spaces will be provided to satisfy projected parking demand. The report shall be prepared using procedures presented in the most recent version of the report "Shared Parking," published by the *Urban Land Institute*. The report shall be prepared using the most current shared parking methodology published by the *Urban Land Institute* or the *Institute of Transportation Engineers*.
3. The report may also adjust projected parking demand based on an analysis of captured parking using procedures presented in the most recent version of the *Trip Generation Handbook* published by the *Institute of Transportation Engineers*. A captured and shared parking study report shall:
 - a. Calculate the projected peak parking demand for each land use that will be sharing the available parking supply using the latest edition of the ITE informational report *Parking Generation*.
 - b. Calculate the extent to which parking demand will be mitigated on the site as a result of trips captured from adjoining land uses and therefore occurring without the use of a vehicle.
 - c. Calculate the peak parking accumulation for the development, making use of shared parking procedures.
 - d. Expand the peak parking accumulation by 10% to determine the needed supply of parking spaces. This will assure an adequate capacity of spaces for the turnover of vehicles.
 - e. Determine the number of on-site parking spaces that will be supplied.
 - f. Determine the number of on-street parking spaces that are available to the development in accordance with procedures established by this section.
 - g. Determine whether additional parking spaces will be needed to serve the development and if so how they will be supplied.

C. Landscaping.

1. Lots for residential and nonresidential uses shall balance the functional requirements of parking with the provision of pedestrian amenities. Transition areas between parking and civic, commercial, or residential uses shall be designed with textured paving, landscaping, and street furniture approved by the Planning Board.
2. Parking lot layout, landscaping, buffering, and screening shall be provided to minimize direct view of parked vehicles from streets and sidewalks, avoid spillover light, glare, noise, or exhaust fumes onto adjacent residential properties, and provide the parking area with a reasonable measure of shade, when trees reach maturity. In order to achieve these objectives, parking lots exposed to view shall be surrounded by a minimum of a four-and-one-half-foot-high, year-round visually impervious screen, hedge, or wall. The height of any required screen, hedge, or wall shall decrease where driveways approach sidewalks or walkways, in order to provide adequate visibility of pedestrians from motor vehicles, and shall not interfere with clear sight triangle requirements.
3. The interior of all parking lots shall be landscaped to provide shade and visual relief. Protected planting islands or peninsulas within the perimeter of the parking lot are encouraged. Parking lots

with 10 or less spaces may not require interior landscaping if the Planning Board determines that there is adequate perimeter landscaping. In parking lots with 11 or more spaces, a maximum of one deciduous shade tree shall be required to be planted in the parking lot for every eight parking spaces. A six-foot planting diamond, or equivalent planter, is required per tree. Choice of plant materials, buffer width, type of screening, location, and frequency of tree planting shall be flexible, provided these objectives are designed to the satisfaction of the Planning Board.

4. Parking lot layout shall take into consideration pedestrian and vehicular circulation and shall be designed to preclude dead end parking lots. Pedestrian crosswalks shall be provided, where necessary and appropriate, and shall be distinguished by textured paving, and shall be integrated into the wider network of pedestrian walkways. Pavement textures shall be required on pedestrian access ways, and strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents and as approved by the Planning Board.
 1. Bicycle parking.
 2. For residential uses, there shall be one bicycle space or locker for each three dwellings.
 3. For commercial uses, there shall be one bicycle space or locker for every 40 automobile parking spaces.

§1905-B. SITE INFRASTRUCTURE.

- A. Common trash collection areas shall be properly screened with an appropriate combination of walls, fences, earth berms, and plantings. Any common trash collection area shall provide facilities for the collection and separation of recyclable materials in accordance with the requirements of the Township of Cherry Hill.
- B. Any loading space shall be screened from public view by building walls or extensions thereof, fencing and /or landscaping.
- C. Sidewalks shall have a minimum width of five feet, except along commercial uses where the sidewalk in commercial areas shall be larger. At corners, handicapped ramps shall be provided. Sidewalks in commercial areas shall be continued across street surfaces using paving materials to delineate crosswalks.
- D. Sidewalks and pedestrian paths shall connect proposed uses to a public sidewalk or roadway. Private sidewalks shall be designed to connect parking areas with individual structures, as well as building groups.
- E. The use of special paving such as brick or pre-cast concrete pavers for sidewalks is required for a minimum of 10% of the paved area, specifically at prominent intersections and public spaces. Otherwise, sidewalks shall be poured-in-place concrete. Special paving, if selected, should complement the building materials and should be used to define spaces or special areas such as entrances. All plans for special pavement areas shall be submitted to the Planning Board for approval. Private sidewalks shall be submitted to the Planning Board for approval. Sidewalks adjacent to parking lots, where car bumpers may overhang the walk, shall be a minimum of 6 ft. wide measured from the face of the curb or 4 ft. wide if setback a minimum of 2 ft. from the face of curb was a grassed area.

§1906-B. LANDSCAPING.

- A. Canopy trees shall be planted along street frontages at a maximum distance of 35 feet on center and spaced equal distance between street lights. Such street trees shall be a minimum caliper of three (3) inches (measured six (6) inches above ground level) at the time of planting. Bottom branches shall be trimmed to a minimum of eight (8) feet above the ground for pedestrian passage.
- B. Whenever an off street parking area exceeds 100 spaces, the area should be divided into a minimum of 4 (four) equal sections with each section being divided by a landscaped divider strip (minimum 10 ft. wide) with canopy trees and planted with ground cover or low shrubs (at least 36 inches in height).

- C. Hedges, privacy or ornamental fences of varying heights may be used to block view of parking areas, storage areas, loading docks or other utilitarian views from residential or public areas. No "cyclone" or "chain link" fencing shall be permitted.

§1907-B. LIGHTING.

In addition to §2808 of the ordinance, the following shall apply:

- A. All public and private streets, parking lots and pedestrian walkways shall be sufficiently illuminated to ensure traffic and pedestrian safety under all weather conditions. Lighting fixtures are to include non-glare lights with "cutoff" shields as appropriate in order to mitigate against adverse impacts upon adjacent and nearby properties, the safety of traffic along adjacent roadways and overhead glow.
- B. Street lighting shall be decorative and blend with the architectural style of the development.
- C. Streets and sites shall be provided with adequate lighting while minimizing adverse impacts such as glare and overhead sky glow on adjacent properties. House-side shields shall be provided where abutting a residential use.
- D. Along all commercial or mixed-use streets, parking areas, sidewalk, walkways, courtyards and common areas, 12-14 foot high decorative pedestrian scale lamp posts shall be provided at regular intervals. Posts in commercial mixed-use and senior citizen and townhouse streets should be spaced approximately sixty (60') on the center. Distance of lighting shall depend upon the manufacturer chosen and the specifications of the particular lights.
- E. In off-street parking lots, post heights may be extended to a maximum of 16 feet.
- F. Use of minimum wattage metal halide or color corrected sodium or mercury vapor light sources is encouraged.
- G. Lighting attached to the exterior of a building shall be architecturally compatible with the style, materials colors and details of the building and shall comply with the local building code. The type of light source used on the exterior of buildings, signs, parking areas, pedestrian walkways and other areas of a site, and the light quality produced, shall be the same or compatible. Facades shall be lit from the exterior, and as a general rule, lights should be concealed through shielding or landscaping. Mounting brackets and associated hardware should be inconspicuous.

§1908-B. SIGNS.

In accordance with the provisions of Article XXIII.

ARTICLE XX-A. AFFORDABLE HOUSING OVERLAY (AHO) ZONE.

§2000-A. PURPOSE.

The purpose of the Affordable Housing Overlay (AHO) overlay zone is to create a compact, mixed use of residential, office and retail uses. The development standards are designed to require compact redevelopment to create safe and pleasant pedestrian environment by ensuring an attractive streetscape, a functional mix of complementary uses. Development bonuses are included in this zone by allowing mixed use development and including multifamily residential development in order off set costs incurred by providing affordable housing. The AHO overlay zone is meant to take advantage of the vistas to the Cooper River Park. The intent of this Ordinance is to accomplish the following:

- A. Compact Development. This zone provides *incentives for residential and commercial infill and redevelopment within designated areas*. Development is encouraged in designated areas by providing incentives, such as density bonuses and mixed use development opportunities in designated areas.
- B. Mixed Use. The *flexible zoning standards in this zone allow mixed-use development*. The zoning ordinance allows residential uses integrated with commercial and employment uses in appropriate locations (e.g. main street, neighborhood center and other core areas). Look for opportunities to provide flexibility in building height, housing density, floor area, lot coverage, yard setback, landscaping, and other zoning provisions for mixed-use developments. It is anticipated that mixed-use development may include residential uses above or behind permitted or commercial, and the combination of compatible commercial uses (retail, office, services, entertainment, etc.).
- C. Affordable Housing. Provide accessible and convenient affordable housing for very low, low and moderate-income households. The 4 acre tract will result in up to 48 housing units of which, 20 percent, or 10, will be affordable to low and moderate income households.
- D. Pedestrian Activity. *Development in this zone must adopt appropriate standards for pedestrian access, safety, and comfort*.
- E. Efficient Land Use. It has been determined that parking is most inefficient and *the following regulatory and parking management tools are available to minimize the amount of land used for surface parking*:
 1. Shared parking. "Shared parking" is an option available in this zone and allows that multiple uses to share one or more parking facilities.
 2. On-street parking is encouraged. On-street parking slows traffic, creates better pedestrian environments by buffering sidewalks from moving vehicles, increases the viability of retail shops and services, and reduces the amount of land used for off-street parking lots, thus decreasing impervious surfaces.
 3. Allow valet parking. Valet parking may be feasible for some restaurants and meeting/event facilities. Valet parking allows stacking of smaller parking spaces with less space devoted to drive aisles.
- F. Public Spaces. *Require developments to integrate usable public space whenever possible, and require that they recognize and respond appropriately to existing or planned public spaces on or near the site (e.g., parks, civic buildings and spaces, transit stops, sidewalks, plazas, and similar spaces)*. Public spaces should be clearly recognizable as "public" (e.g., a plaza within view of a street or other public space), publicly accessible (i.e., a pedestrian can get there), and can be occupied by a person (i.e., a person can stand there). These spaces can be as simple as an expanded sidewalk for outdoor dining, to a large plaza with public art and entertainment.
- G. Human-Scaled Building Design. Ordinances can help support human-scale design by requiring building entrances placed close to the street, ground floor windows, articulated façades, appropriately scaled

signs and lighting, and awnings and other weather protection. For example, in downtowns, main streets, neighborhood centers, and other strategic locations (e.g., at transit stops), it is often appropriate to require a maximum front building setback, or a “build-to” line, for a minimum percentage of the building front. For shopping centers with private, internal driveways, the width/height ratio can be measured between opposite building fronts (pads) along an internal street, or between one building front and street trees on the opposite side of the street. The internal drive or “shopping street” should have sidewalks and amenities similar to a public street (e.g., seating, trees, lighting, etc.).

§2001-A. PERMITTED USES.

- A. Permitted Principal Uses. All non-residential uses permitted in the Neighborhood Business (B1) zone and Limited Office (O1) Zone.
- B. Permitted Accessory Uses. Any of the following uses and structures may be permitted, when used in conjunction with a principal use and conforming to the applicable subsection in §2001-A.A:
1. Child Care Centers
 2. Awnings & Canopies
 3. Outdoor seating
 4. Public, Local Utilities & Cable Television Facilities
 5. Temporary Construction Trailers
 6. Fences, hedges, and walls
 7. Off-street parking facilities
 8. Signs
 9. Refuse and Recycling Storage Areas
 10. Sidewalk, curbs, gutters, and walkways
 11. Stormwater management facilities
- C. Affordable Housing.
1. Non-residential development shall pay a development fee consistent with State statutes or regulations adopted by the New Jersey Council on Affordable Housing (COAH) or any successor agency.
 2. Residential: Twenty percent of all affordable housing developments shall be set-aside for low and moderate income housing. The housing units shall comply in all respects with the Township’s affordable housing ordinance and UHAC regulations, including but not limited to: bedroom distribution; pricing, affirmative marketing; accessibility; phasing, etc. At least 13 percent of any affordable rentals shall be affordable to households earning less than 30 percent of median income.

§2002-A. BULK REQUIREMENTS.

A. Except as otherwise modified, the following bulk standards shall apply to all buildings in the AHO zone:

Minimum tract size	3 acres
Set-aside	20% of the total housing units shall be affordable to low and moderate income households pursuant to the Cherry Hill affordable housing ordinance
Minimum land area designated	
For housing	50 percent* *Housing may be constructed within stand alone buildings or may be constructed above commercial and office uses. The intent of the ordinance is to permit a gross density of 12 units per acre on any tract within the zone. The requirement for 50 percent of land area to be utilized for housing is relieved once final approval is granted for the permitted gross density.
Minimum open space	20 percent of land area
Maximum height	4 stories and 55 feet
Minimum setback from state highway right-of-way	30 feet
Minimum setback from internal street right-of-way	zero (0) feet
Minimum rear yard setback	30 feet
Minimum distance between buildings	20 feet

B. Additional Requirements.

1. An owners' association shall be created, subject to the approval of the Planning Board. The association shall become the owner of all lands dedicated to recreation and open space and shall be responsible for maintaining all public areas.
2. No more than 50 percent of the zone may be approved for non-residential uses until 48 housing units have received preliminary approval.
3. At least 30 percent of the non-residential floor area in the zone shall be office space.
4. Tract buffer 50 feet, consisting of existing and supplemental landscape material and/or fences to provide a reasonable visual buffer.
5. Residential dwellings located in building that are between one (1) and four (4) floors in height.
6. Open Space
 - a. A minimum of 25% of the total tract area shall be dedicated for common open space uses, which may include conservation, passive and active recreation and storm water management as below. No more than 50% of the required common open space shall be in the form of wetlands, wetlands buffers, flood plain, swales, recharge areas, and detention and retention basins if designed as an aesthetic feature.
 - b. The non-residential area shall have at least one town park and may have plazas, greens, squares, and greenways.

§2003-A. DESIGN STANDARDS.

The below standards have been promulgated in an attempt to achieve a well designed site. It is recognized that the intent of this section can be achieved with designs not anticipated by these standards. Accordingly, the Planning Board may waive any design standard it deems appropriate.

A. Spatial relationships between buildings and other structures shall be formal; façades shall be parallel to street lines and exterior building walls shall typically be either parallel or at right angles to each other. Buildings shall be oriented toward the street or the streetscape. A lot with multiple buildings should be organized around a feature such as a courtyard, green or quadrangle that encourages pedestrian activity and incidental social interaction among users. Buildings shall be designed to provide for safety concerns and shall be located to allow for adequate fire and emergency access.

- B. Residential buildings shall define the street-edge through adherence to uniform setbacks along the build-to line for each block. A minimum of eighty percent (80%) of all residential building façades on a block face shall be located at the build-to-line. The streetscape shall also be reinforced by lines of uniformly spaced shade trees and may be further reinforced by walls, hedges, or fences that define front yards.
- C. Commercial buildings on corner lots shall be considered significant structures, since they have at least two façades visibly exposed to the street. Such buildings shall be designed with additional architectural features to emphasize their location.
- D. Focal points of visual termination shall generally be occupied by prominent buildings and structures that employ enhanced height, massing, distinctive architectural treatments, ornamental site elements, or other distinguishing features.
- E. Specific Design Standards.
 - 1. The entry façades of all buildings shall be designed to a pedestrian scale.
 - 2. The architectural treatment of the front façade, with regard to its major features and materials, shall be continued around all sides of a building that are readily visible from public property and/or rights-of-way. The design of all sides of a building shall be consistent with regard to style, materials, colors, and details. No solid, blank, windowless walls or service areas shall be visible from the public areas. Where the construction of a blank or substantially blank wall is necessary, the façades shall be articulated by the provision of false windows, articulated masonry, or, if the building is occupied by a commercial use, by using recessed or projecting display window cases. Enhanced plantings may also be appropriate in certain cases.
 - 3. Open arcades may encroach into a public right-of way and over the sidewalk at a front or side street lot line as follows:
 - a. Front Encroachment: 8 feet maximum.
 - b. Side Street Encroachment: 8 feet maximum
 - c. The maximum allowable height of an encroachment is three stories. The area of an encroachment shall not exceed 20 percent of the block length.
 - 4. All air conditioning units, skylights, solar panels, HVAC systems, exhaust pipes or stacks, elevator housing satellite dishes, and other telecommunications receiving devices shall be screened from view from public property or rights-of-way and from adjacent properties by using walls, fencing, roof elements, penthouse-type screening devices, and /or plantings.

§2004-A. PARKING.

- A. In addition to the standards of Article XXIV and the New Jersey RSIS , the following shall apply:
 - 1. Off-street parking shall not be located between a building and a street unless the visual impact has been minimized by the construction of walls, fences, berms or the installation of appropriate landscaping.
 - 2. No outside storage or overnight parking of commercial vehicles or boats, recreational vehicles, trailers or similar conveyances shall be permitted, unless the commercial vehicle is part of a commercial use and is parked in a designated area, screened and shielded from any roadway.
 - 3. Off-street parking shall be located along the side and rear of structures parking shall be provided in the rear and the side of buildings. If parking in the front of buildings must be provided, it shall not occupy more than 25 percent of the lot frontage. Direct pedestrian connections shall be provided from the rear and side parking areas to the front of all buildings. Whenever possible, breaks in the building footprints should be provided to allow pedestrian access from rear parking areas to building fronts. The pedestrian access way should be a minimum of twenty-five (25') feet. On street parking shall be permitted on all development streets, except service alleyways.
- B. Shared Parking standards.
 - 1. Shared parking shall be encouraged for all commercial parking lots and particularly for those serving mixed use commercial and residential buildings. Where necessary, in parking lots which are serving mixed-use commercial or residential buildings, the Planning Board may, in its discretion,

permit a limited amount of parking to be reserved either for residential or specified commercial uses only; or may restrict the hours that certain spaces are to be used for residential or commercial uses only. In exercising its discretion to allow any limitation to be placed on the use of any parking, the Board shall do so with the intent to limit such restrictive use in order to advance the objective of encouraging shared parking.

2. An applicant seeking to satisfy its parking requirement using a shared parking approach shall prepare a parking report that documents how an adequate supply of parking spaces will be provided to satisfy projected parking demand. The report shall be prepared using procedures presented in the most recent version of the report "Shared Parking," published by the *Urban Land Institute*. The report shall be prepared using the most current shared parking methodology published by the *Urban Land Institute* or the *Institute of Transportation Engineers*.
3. The report may also adjust projected parking demand based on an analysis of captured parking using procedures presented in the most recent version of the *Trip Generation Handbook* published by the *Institute of Transportation Engineers*. A captured and shared parking study report shall:
 - a. Calculate the projected peak parking demand for each land use that will be sharing the available parking supply using the latest edition of the ITE informational report *Parking Generation*.
 - b. Calculate the extent to which parking demand will be mitigated on the site as a result of trips captured from adjoining land uses and therefore occurring without the use of a vehicle.
 - c. Calculate the peak parking accumulation for the development, making use of shared parking procedures.
 - d. Expand the peak parking accumulation by 10% to determine the needed supply of parking spaces. This will assure an adequate capacity of spaces for the turnover of vehicles.
 - e. Determine the number of on-site parking spaces that will be supplied.
 - f. Determine the number of on-street parking spaces that are available to the development in accordance with procedures established by this section.
 - g. Determine whether additional parking spaces will be needed to serve the development and if so how they will be supplied.

C. Landscaping.

1. Lots for residential and nonresidential uses shall balance the functional requirements of parking with the provision of pedestrian amenities. Transition areas between parking and civic, commercial, or residential uses shall be designed with textured paving, landscaping, and street furniture approved by the Planning Board.
2. Parking lot layout, landscaping, buffering, and screening shall be provided to minimize direct view of parked vehicles from streets and sidewalks, avoid spillover light, glare, noise, or exhaust fumes onto adjacent residential properties, and provide the parking area with a reasonable measure of shade, when trees reach maturity. In order to achieve these objectives, parking lots exposed to view shall be surrounded by a minimum of a four-and-one-half-foot-high, year-round visually impervious screen, hedge, or wall. The height of any required screen, hedge, or wall shall decrease where driveways approach sidewalks or walkways, in order to provide adequate visibility of pedestrian from motor vehicles, and shall not interfere with clear sight triangle requirements.
3. The interior of all parking lots shall be landscaped to provide shade and visual relief. Protected planting islands or peninsulas within the perimeter of the parking lot are encouraged. Parking lots with 10 or less spaces may not require interior landscaping if the Planning Board determines that there is adequate perimeter landscaping. In parking lots with 11 or more spaces, a maximum of one deciduous shade tree shall be required to be planted in the parking lot for every eight parking spaces. A six-foot planting diamond, or equivalent planter, is required per tree. Choice of plant materials, buffer width, type of screening, location, and frequency of tree planting shall be flexible, provided these objectives are designed to the satisfaction of the Planning Board.

4. Parking lot layout shall take into consideration pedestrian and vehicular circulation and shall be designed to preclude dead end parking lots. Pedestrian crosswalks shall be provided, where necessary and appropriate, and shall be distinguished by textured paving, and shall be integrated into the wider network of pedestrian walkways. Pavement textures shall be required on pedestrian access ways, and strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents and as approved by the Planning Board.

§2005-A. SITE INFRASTRUCTURE.

1. Common trash collection areas shall be properly screened with an appropriate combination of walls, fences, earth berms, and plantings. Any common trash collection area shall provide facilities for the collection and separation of recyclable materials in accordance with the requirements of the Township of Cherry Hill.
2. Any loading space shall be screened from public view by building walls or extensions thereof, fencing and /or landscaping.
3. Sidewalks shall have a minimum width of five feet, except along commercial uses where the sidewalk in commercial areas shall be larger. At corners, handicapped ramps shall be provided. Sidewalks in commercial areas shall be continued across street surfaces using paving materials to delineate crosswalks.
4. Sidewalks and pedestrian paths shall connect proposed uses to a public sidewalk or roadway. Private sidewalks shall be designed to connect parking areas with individual structures, as well as building groups.
5. The use of special paving such as brick or pre-cast concrete pavers for sidewalks is required for a minimum of 10% of the paved area, specifically at prominent intersections and public spaces. Otherwise, sidewalks shall be poured-in-place concrete. Special paving, if selected, should complement the building materials and should be used to define spaces or special areas such as entrances. All plans for special pavement areas shall be submitted to the Planning Board for approval. Private sidewalks shall be submitted to the Planning Board for approval. Sidewalks adjacent to parking lots, where car bumpers may overhang the walk, shall be a minimum of 6 ft. wide measured from the face of the curb or 4 ft. wide if setback a minimum of 2 ft. from the face of curb was a grassed area.

§2006-A. LANDSCAPING.

- A. Canopy tree shall be planted along street frontages at a maximum distance of 35 feet on center and spaced equal distance between street lights. Such street trees shall be a minimum caliper of three (3) inches (measured six (6) inches above ground level) at the time of planting. Bottom branches shall be trimmed to a minimum of eight (8) feet above the ground for pedestrian passage.
- B. Whenever an off street parking area exceeds 100 spaces, the area should be divided into a minimum of 4 (four) equal sections with each section being divided by a landscaped divider strip (minimum 10 ft. wide) with canopy trees and planted with ground cover or low shrubs (at least 36 inches in height).
- C. Hedges, privacy or ornamental fences of varying heights may be used to block view of parking areas, storage areas, loading docks or other utilitarian views from residential or public areas. No "cyclone" or "chain link" fencing shall be permitted.

§2007-A. LIGHTING.

In addition to §2808 of the ordinance, the following shall apply:

- A. All public and private streets, parking lots and pedestrian walkways shall be sufficiently illuminated to ensure traffic and pedestrian safety under all weather conditions. Lighting fixtures are to include non-glare lights with "cutoff" shields as appropriate in order to mitigate against adverse impacts upon adjacent and nearby properties, the safety of traffic along adjacent roadways and overhead glow.
- B. Street lighting shall be decorative and blend with the architectural style of the development.

- C. Streets and sites shall be provided with adequate lighting while minimizing adverse impacts such as glare and overhead sky glow on adjacent properties. House-side shields shall be provided where abutting a residential use.
- D. Along all commercial or mixed-use streets, parking areas, sidewalk, walkways, courtyards and common areas, 12-14 foot high decorative pedestrian scale lamp posts shall be provided at regular intervals. Posts in commercial mixed-use and senior citizen and townhouse streets should be spaced approximately sixty (60') on the center. Distance of lighting shall depend upon the manufacturer chosen and the specifications of the particular lights.
- E. In off-street parking lots, post heights may be extended to a maximum of 16 feet.
- F. Use of minimum wattage metal halide or color corrected sodium or mercury vapor light sources is encouraged.
- G. Lighting attached to the exterior of a building shall be architecturally compatible with the style, materials colors and details of the building and shall comply with the local building code. The type of light source used on the exterior of buildings, signs, parking areas, pedestrian walkways and other areas of a site, and the light quality produced, shall be the same or compatible. Facades shall be lit from the exterior, and as a general rule, lights should be concealed through shielding or landscaping. Mounting brackets and associated hardware should be inconspicuous.

§2008-A. SIGNS.

In accordance with the provisions of Article XXIII.